

RICE UNIVERSITY

**De-Center:**

**Transforming Detroit into a Network Archipelago**

by

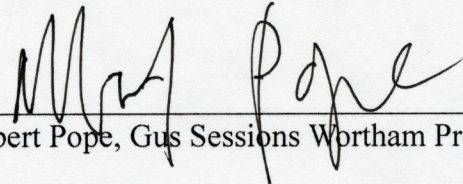
**Sean Billy Kizy**

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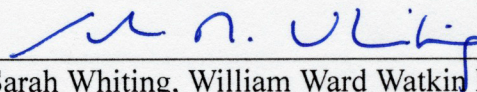
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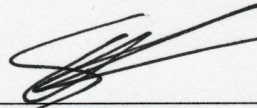
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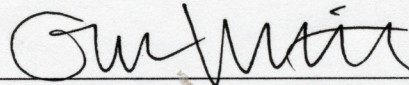
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APRIL 2012

## ABSTRACT

### De-Center: Transforming Detroit into a Network Archipelago

by

Sean Billy Kizy

Detroit continues to stand out as emblematic of failing urban economies, infrastructure, density, and form. But its spatially dominant urban relationships also provide the opportunity required to transform unsustainable, expanding megalopolises. Taking lead from the recently established Detroit Works Project, De-Center transforms existing urban conditions to propose a network of urban islands that respond to the extreme conditions created through modern planning. It demands that architecture and urbanism act as a single project.



## ACKNOWLEDGMENTS

I would like to thank

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WEIJA for their help in the last weeks of frenzied  
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for their undying love and belief in their son,

and all my family and friends  
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## INTRODUCTION

Detroit continues to stand out as emblematic of failing urban economies, infrastructure, density, and form. It has decreased in population by more than half since 1950 while its automotive-based, industrial economy fails to provide the oversized city with a viable future. As the most top-down form of urban planning found today, it is not surprising that Detroit may soon find itself appointed with a non-elected Emergency Financial Manager due to the failure of its elected city officials to make the cuts required to avoid bankruptcy. But in the midst of destruction arise the productive material required for transformation.

At the scale of the city, a crisis takes on varied and layered forms without singularity or clear legibility. Detroit's urban plan shares its formal organization with that of Modern Planning which was inspired by an increase in industry, technology, and a desire to reorganize growing populations. Its organization of downtown buildings as central figures with radiating growth is found in both contemporary urban fabrics and within Modernism's theoretical urban model. Best represented by Le Corbusier's Contemporary City, Modernism established a formal hierarchy of figures (the object, the icon, the monument) in a field (space, the void, the in-between), where identity relies on the strength of the city's central figures. The Contemporary City locates the most legible and densest buildings, tall cruciform towers, in the center of its plan while housing and other program expand outward. Unable to anticipate the extreme horizontality and unsustainable pattern of urban development, the project demonstrates a model of expansion without limits. But as populations and cities have grown, they have demonstrated that a totalizing and central-driven concept is incapable of maintaining the coherence of a whole. "Edge Cities," "Urban Sprawl," and "Centripetal Growth" have come to describe ever-increasing failed urban conditions. Spatially dominant conditions prevail as open space (i.e. field) consumes megalopolises despite object-driven architects, icon-hungry politicians, and suburbia-craved families' preoccupation with their own modern figures

Spatially dominant urban relationships also provide the material and opportunity required to transform an unsustainable, expanding megalopolis. Detroit's current administration has already



begun a voiding strategy to transform the city. The Detroit Works Project (DWP) analyzes Detroit based on market economies to label neighborhoods as distressed, transitional, steady, or varied. This economic categorization subsequently identifies a set of Neighborhood Stabilization Programs which isolate island zones made up of neighborhood groupings. The DWP acts within distressed neighborhoods to “demolish” and “acquire sites” as opposed to “rehabilitate” and “pursue investments” in steady and transitional neighborhoods. Its shared program of building and voiding works as a single urban project but aims to simply maintain strong economies and rehabilitate potentially viable neighborhoods in the city. The project assumes the revived areas will act as urban sub-centers and provide positive reverberations to their surroundings.

But rehabilitation does not provide an alternative to Detroit’s failed urban model. Finding opportunity in Detroit’s existing conditions and progress made by the DWP, *De-Center* directly incorporates the city’s work as a starting point for urban transformation while simultaneously addressing the polemical issues found in Modernism, represented by central planning and radiating growth. Vacant property is seen as an opportunity to change the relationship between buildings and their surrounding public space. The DWP has established a mapping of Detroit that recognizes grouped territories to either render investment or disinvestment due to their categorization within market economies. Instead of working within changing island zones established through the DWP’s Neighborhood Stabilization Programs to revitalize the city, *De-Center* proposes using the DWP’s strategy to instead transform the city into a final form of islands. It considers additional elements to identify each island such as existing density, city-owned properties, historical sites, and infrastructure in order to define its edges through more robust urban criteria. The islands’ edges are articulated by a dividing boundary based on these elements.

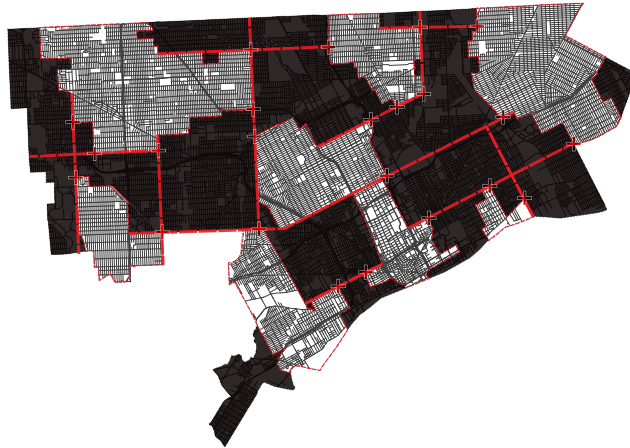
Inherent in island making is the differentiation of an isolated object (i.e. figure) surrounded by void (i.e. field). To create an equal dichotomy between space and form, *De-Center* transforms Modernism’s figures-in-field into a non-hierarchical system of figures-and-field. The void is

reintroduced into Modernism's urban model not as a strategy of tabula-rasa planning, but as a positive form that shares equal importance with built form. The void and buildings work together to define isolated areas identified by their edges. Voided areas differentiate districts by horizontal, in-between space that works to redefine a shrinking city whose density no longer corresponds to its infrastructure. Isolated district islands separated by voids are connected through a linear sequence of figures along network edges. As a project begun from the initial stages of a shrinking city model, the transformation of the city develops through a process that takes advantage of growing voided areas and organizes edge buildings based on these territories to re-configure the expanding megalopolis. The following pages represent a transformation based on the Detroit Works Project to locate islands and realize the city of Detroit as a network archipelago: a city greater than the sum of its parts.

Modern Planning may not be able to prevent revolution<sup>1</sup>, but continuously expanding megalopolises and the current worldwide political climate only point to an ever greater need to act. Urban design should not function at the scale of the city without recognizing its impact at the building scale. Nor can architects simply design at the building scale without recognizing a project's urban impact. Urbanism and architecture forfeit their agency when operated as separate projects. The layered and integrated relationships of urban form from the scale of the city to that of the building represent the opportunity and material required for transformation. *De-Center's* network archipelago proposal arises from the extreme sprawling conditions present in cities across the globe, but more than an isolated project for Detroit, *De-Center* asserts that revolution remains inescapable unless architecture and urbanism act as a single project.

<sup>1</sup> Le Corbusier. *Towards a New Architecture*. London: J. Rodker, 1931.





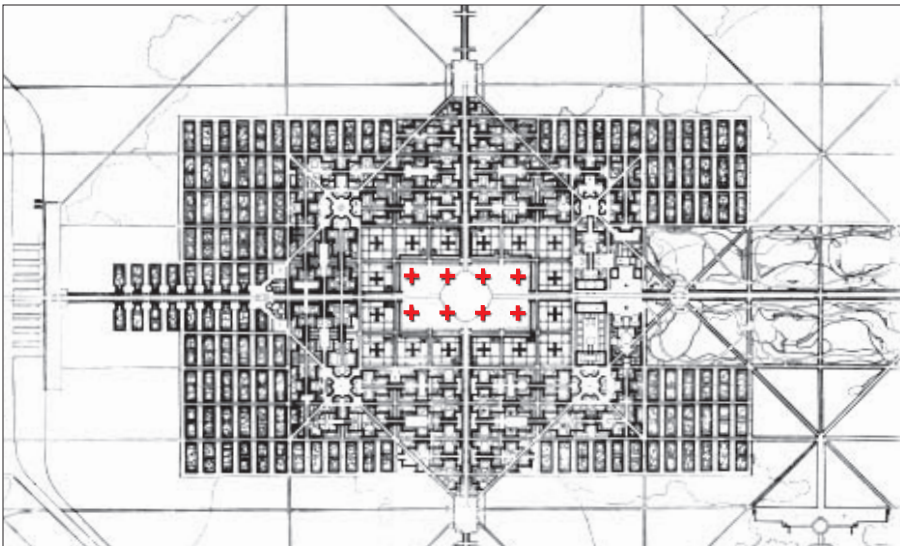


DRAWINGS AND TEXT

## THE CONTEMPORARY CITY

### Modern Planning and the advent of shrinking cities

Modernism was inspired by the growth of industry, technology, and a desire to reorganize a growing city population. But as populations and cities have grown, they have shown that central organization is not capable of maintaining the coherence of a whole. “Edge Cities,” “Urban Sprawl,” and “Centripetal Growth” have come to describe ever increasing contemporary conditions. Growth radiates endlessly outward and city districts extend far beyond the center to which they no longer share an economic, cultural, or political identity. Disassociated from their central beginnings or from one another, the extended city lacks density, identity, or cohesion. Central figures with radiating growth is found in both contemporary urban fabrics and within Modernism’s theoretical urban model.



Le Corbusier  
Contemporary City



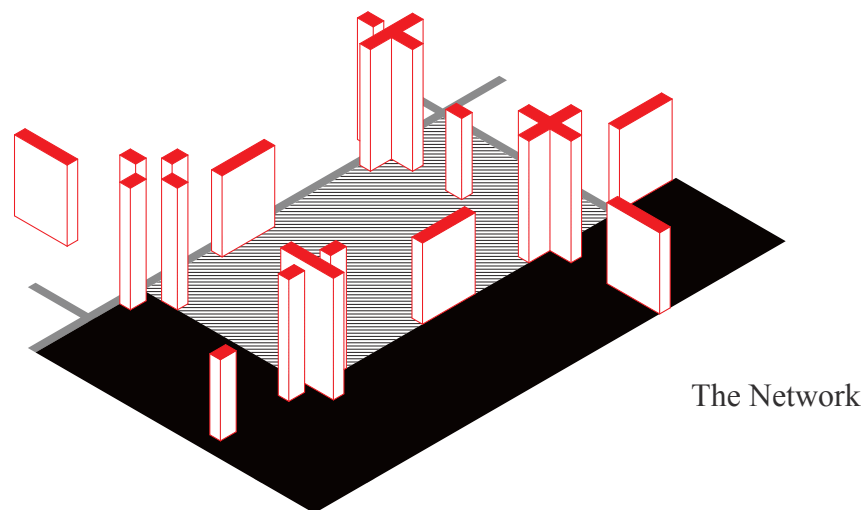
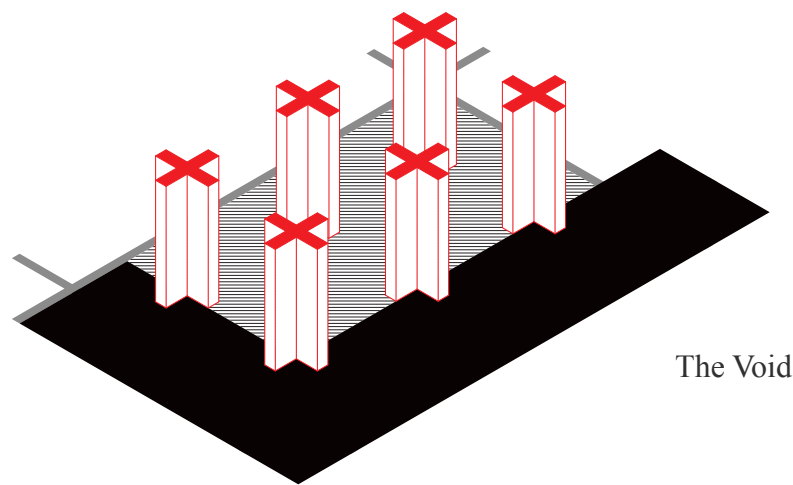
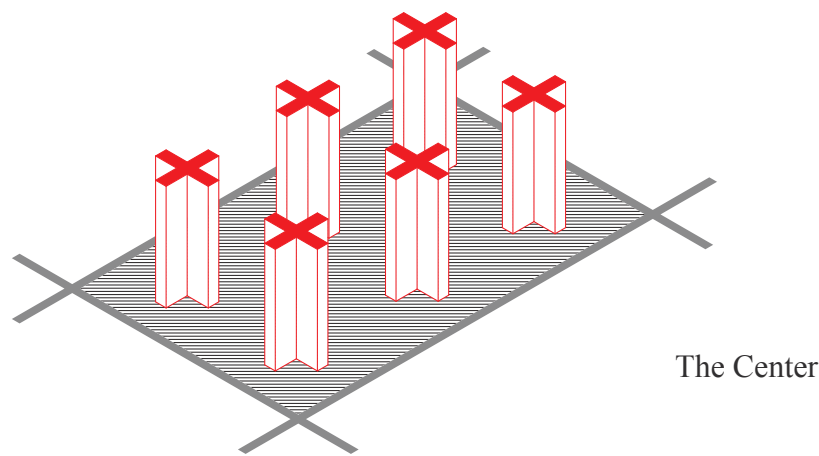


The Motor City - 2011



Detroit as the  
Contemporary City

FROM FIGURES TO FIELD



## 1. The Center

### Centralized figures in Modern Planning

Best represented by Le Corbusier's Contemporary City, Modern Planning established a formal hierarchy of figures (the object, the icon, the monument) in fields (space, the void, the in-between), where a city's identity relies on the legibility and strength of its center. But the agency demanded by central figures in a field has been diminished in the face of urbanism now characterized by a spatial dominant.

## 2. The Void

### Erasure establishes a decentralized urban model

The Void defines isolated areas identified by their edges and reverses Modernism's strategy of Figure in Field. By voiding, districts are differentiated by space in-between (ie. Void) that works to redefine a shrinking city whose density no longer corresponds to its infrastructure.

## 3. The Network

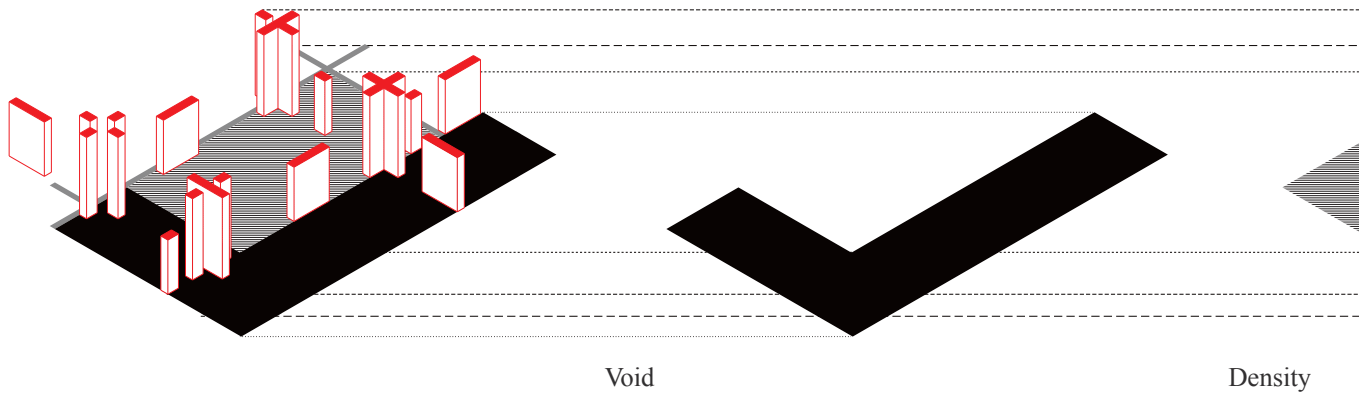
### Edges connect decentralized districts across the void

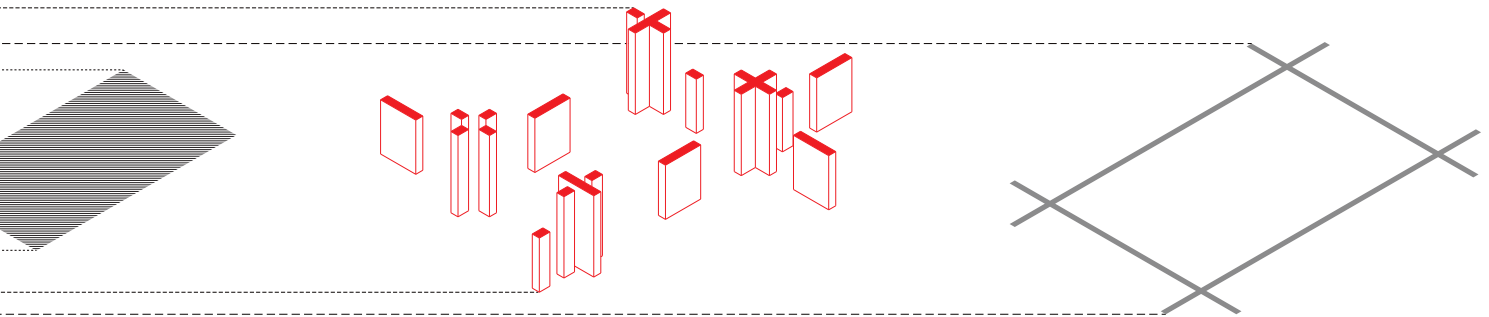
Isolated district islands separated by void are connected through a linear sequence of figures along urban edges. Architecture acts as an urban device that defines and connects islands while transforming the even city grid into a hierarchical network. This linear network buildings unite the separated islands into a whole; a city greater than the sum of its parts.

## THE ELEMENTS

Extracting the network's overlapping systems

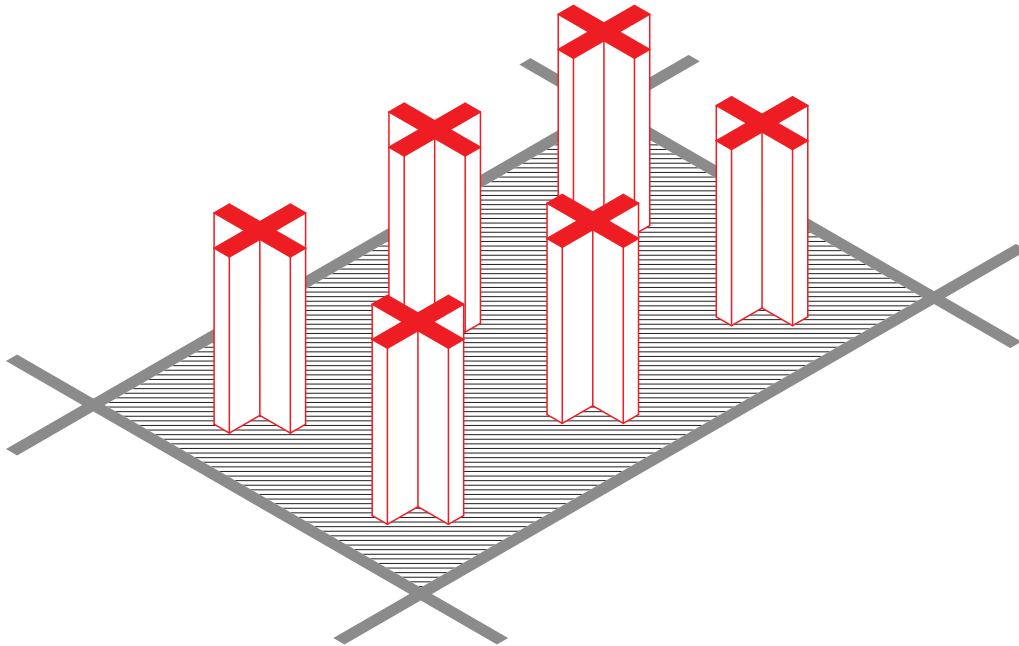
A decentralized network strategy coordinates the overlapping of 4 urban systems. Each work independently from the others and at various scales. When overlaid the layers create a single urban system.





Edges

Roads



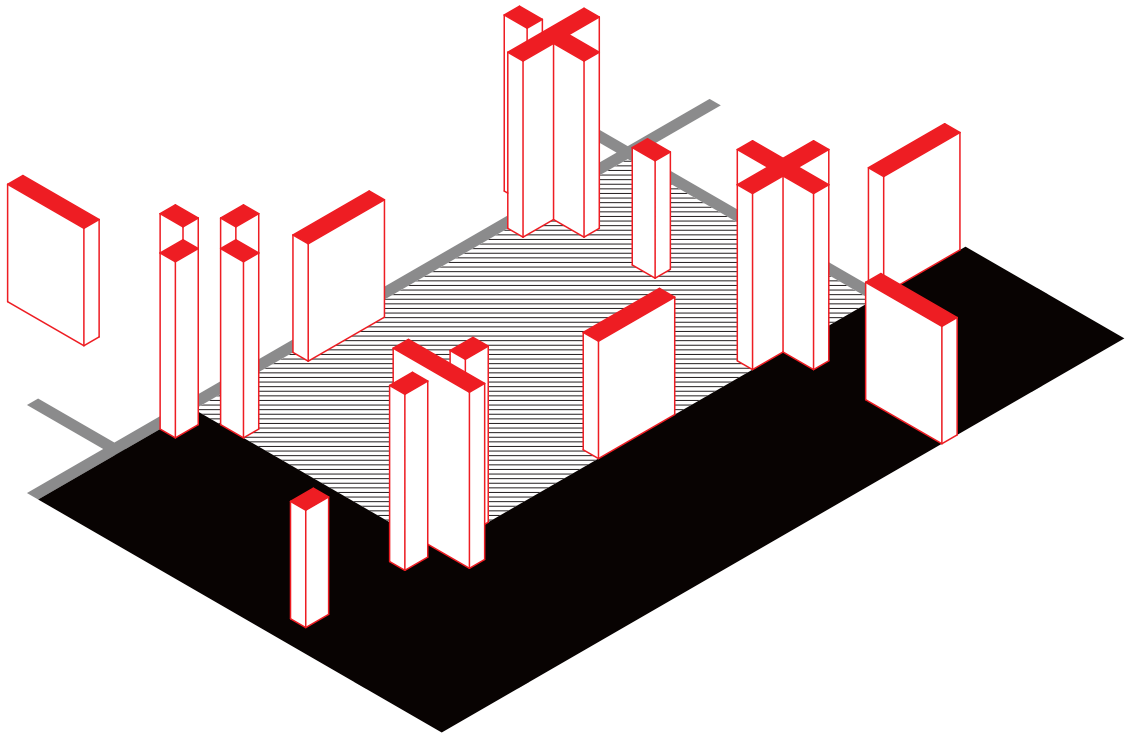
## FIGURES in FIELD

Hierarchy of Figure over Field

Central Organization

Growing City Model

Radial Growth



## FIGURES and FIELD

Even Dichotomy of Figure and Field

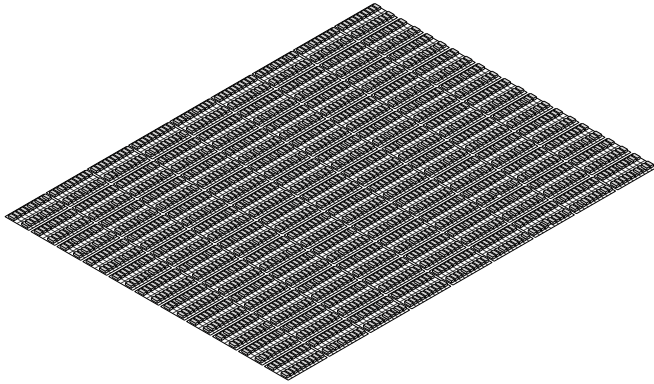
Decentralized Organization

Shrinking City Model

Network Growth

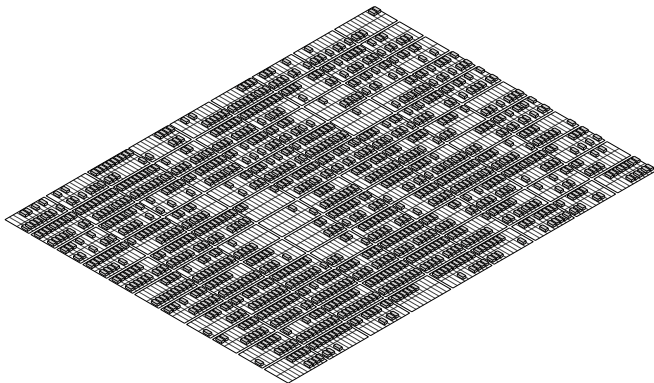


## CITY TRANSFORMATIONS



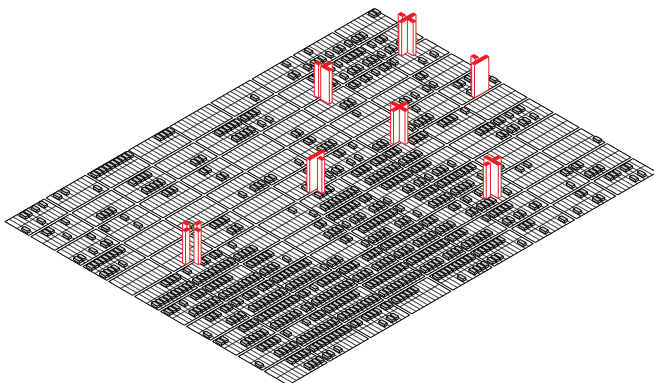
## 1. Initial Growth

Areas more distant from the city center grow in low density conditions without relation to surrounding context or the center itself



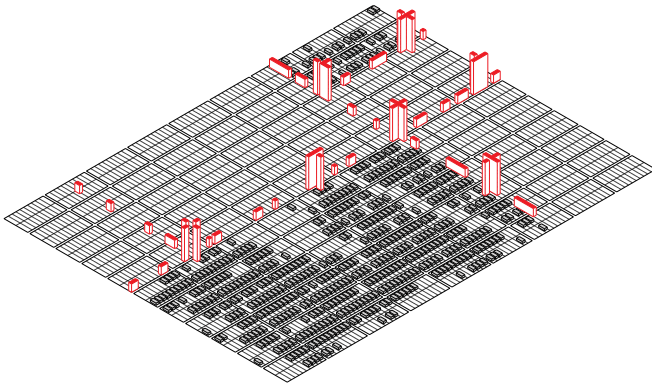
## 2. Density Declines

Due to unbounded, radiating growth, urban populations decline and density no longer corresponds to infrastructure



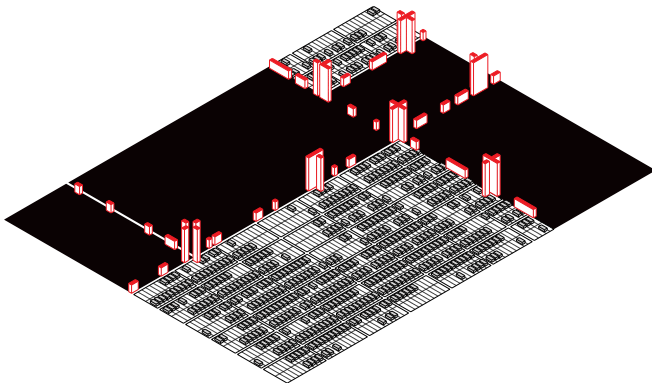
## 3. Field Condition

Unsupported low-density areas transition into high density intersecting buildings that begin to frame different urban districts



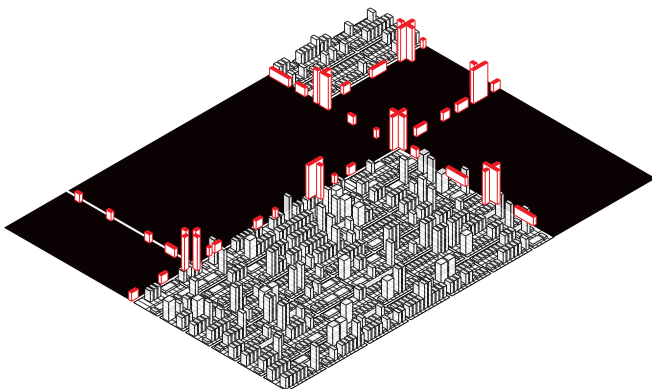
#### 4. Line Condition

Remaining unsupported density relocates into edges to define district boundaries and network connections between areas



#### 5. Archipelago

Proposed voids and revised infrastructure are defined based on an overlaid system of field and line conditions

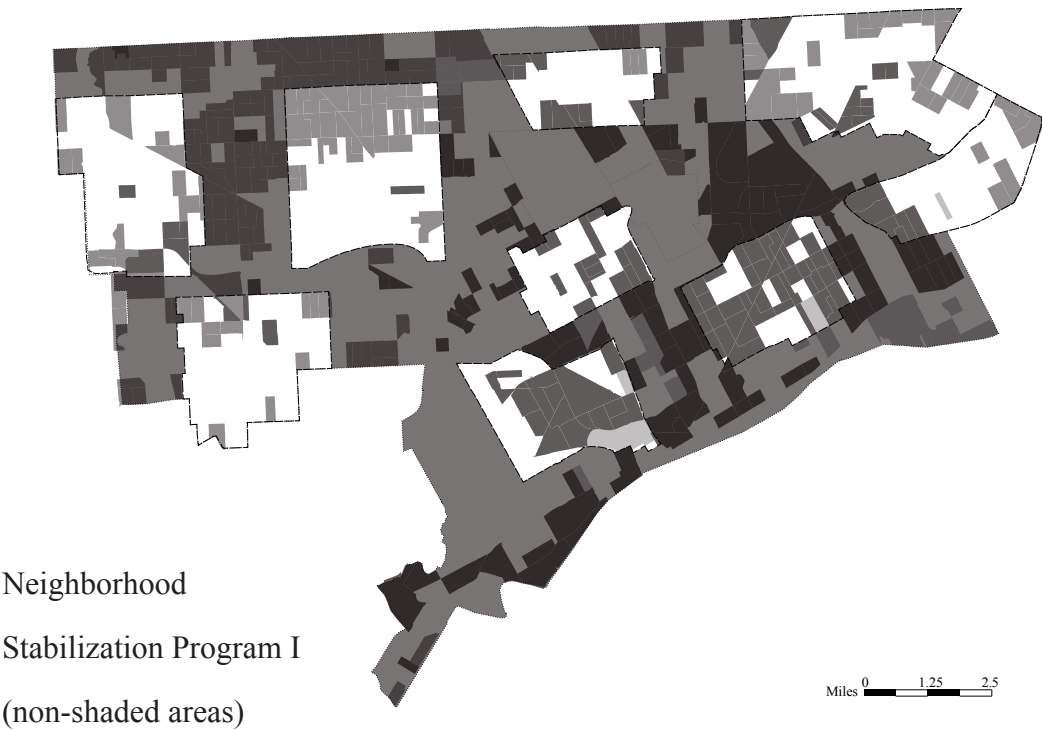


#### 6. Island Growth

Potential future growth corresponds with voids and shared edges to create dense and separated city districts

THE DETROIT WORKS PROJECT

This extensive urban research initiative by the city of Detroit documents its existing conditions through three market types categories to create Neighborhood Stabilization Programs



## DISTRESSED MARKET

## Characterized By:

- Long Term Physical Decline
- Near Absence Of Market Activity
- High Vacancy Rates

## Government Activity:

- Invest In People
- Demolish Blighted Structures
- Large Scale Site Acquisition And Parcel Marketing

## Government Role:

Intervene To Build On Strength

## Service Concentrations:

Demolition And Securing Dangerous Structures, Public Safety

## TRANSITIONAL MARKET

## Characterized By:

- Changing Market Dynamics
- Relatively High Presence Of Reo Properties
- Mix Of Rental And Owner-Occupied Homes

## Government Activity:

- Rapid Response To Blighted Influences
- Acquire And Rehabilitate Reo Property
- Pursue Investment Partnerships With Neighborhood Anchors

## Government Role:

Rapidly Respond To Any Signs Of Physical Or Economic Deterioration; Introduce Aggressive Preservation Programs

## Service Concentrations:

Blight Elimination, Infrastructure Improvements, Land Use, Beautification, Economic Development, Public Safety

## STEADY MARKET

## Characterized By:

- Highest Housing Prices In The City
- Homes In Good Physical Condition
- Majority Owner-Occupied Homes

## Government Activity:

- Active Code Enforcement
- Rapid Response To Any Blighted Influences
- Invest In Commercial Corridors And Infrastructure

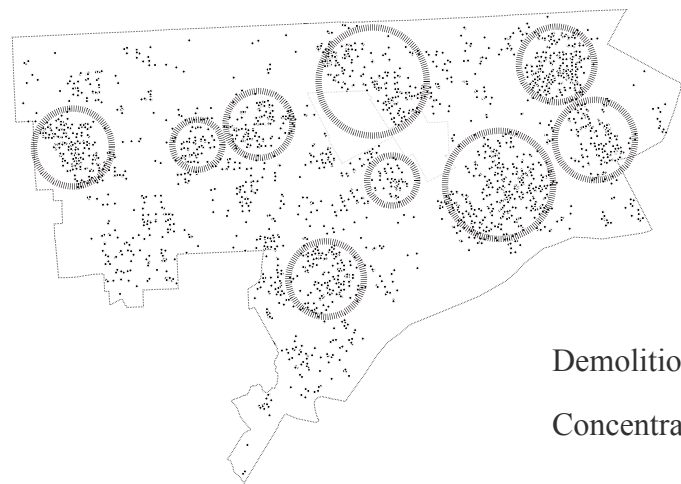
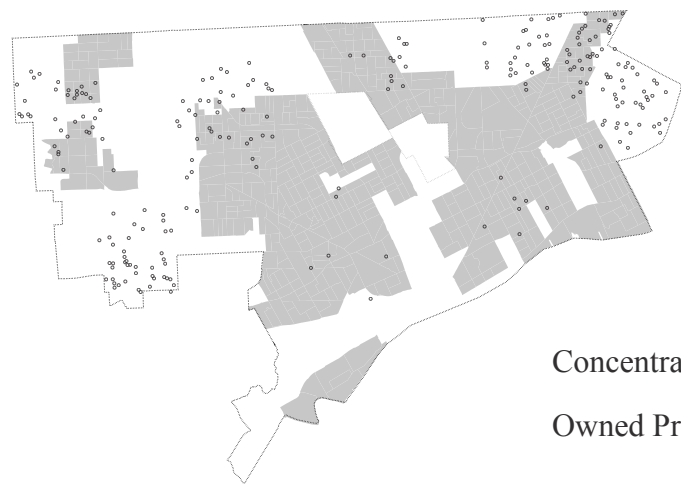
## Government Role:

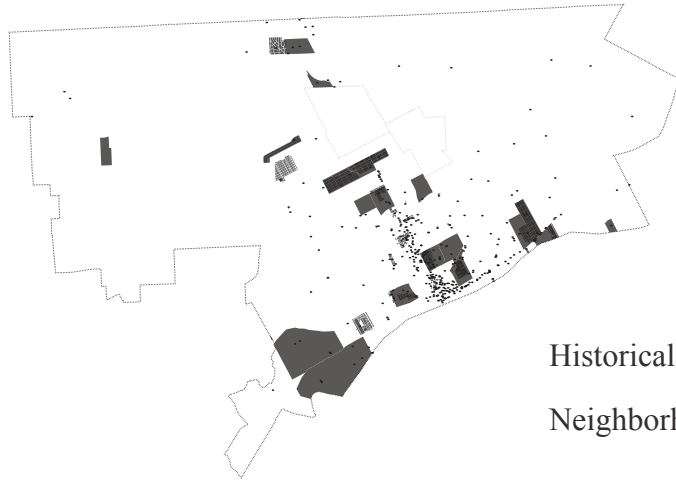
Protect Market Strength And Foster Market Confidence

## Service Concentrations:

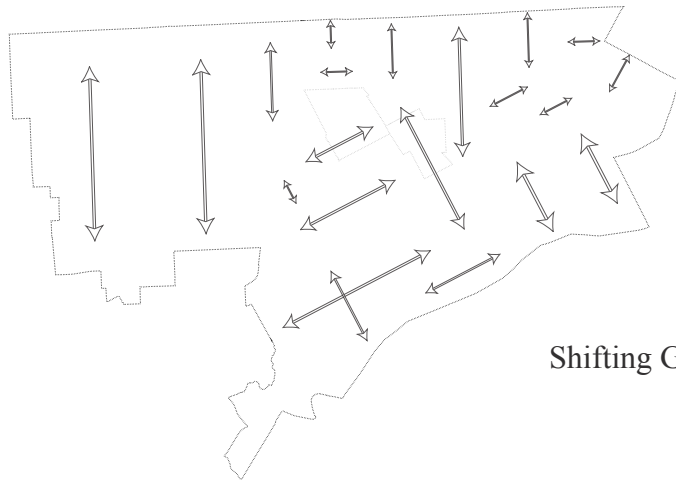
Blight Elimination, Infrastructure Improvements, Public Safety

CRITERIA FOR ISLAND FORMATIONS

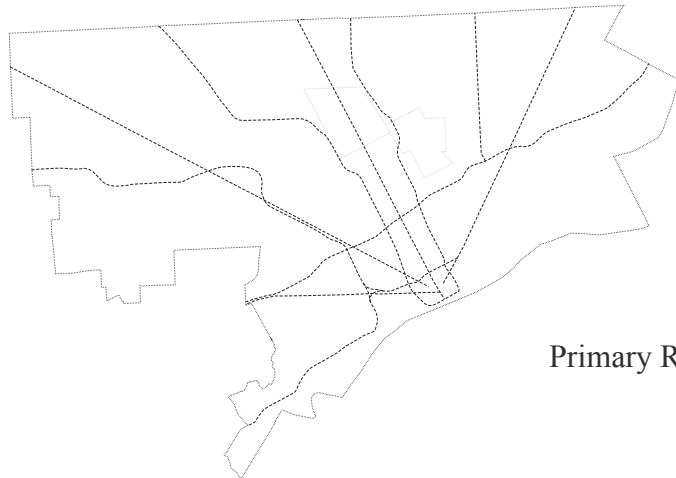




Historical Sites and  
Neighborhoods



Shifting Grid Orientation



Primary Roads

## FROM CRITERIA TO URBAN EDGES



## Overlaid Criteria

Using the previous criteria, a top-down strategy of the void can be applied based on the overlaid conditions. Existing neighborhood boundaries were also considered, but are not made visible in this drawing. (see the Appendix for further detail of all existing neighborhoods)





### 7 Islands And A Void

The void differentiates Detroit into 7 district islands to divide the city into a set of parts



## CITY TRANSFORMATIONS APPLIED TO DETROIT



## 1. Detroit Profile

The existing image of  
Detroit as represented  
by its over sized  
infrastructural base



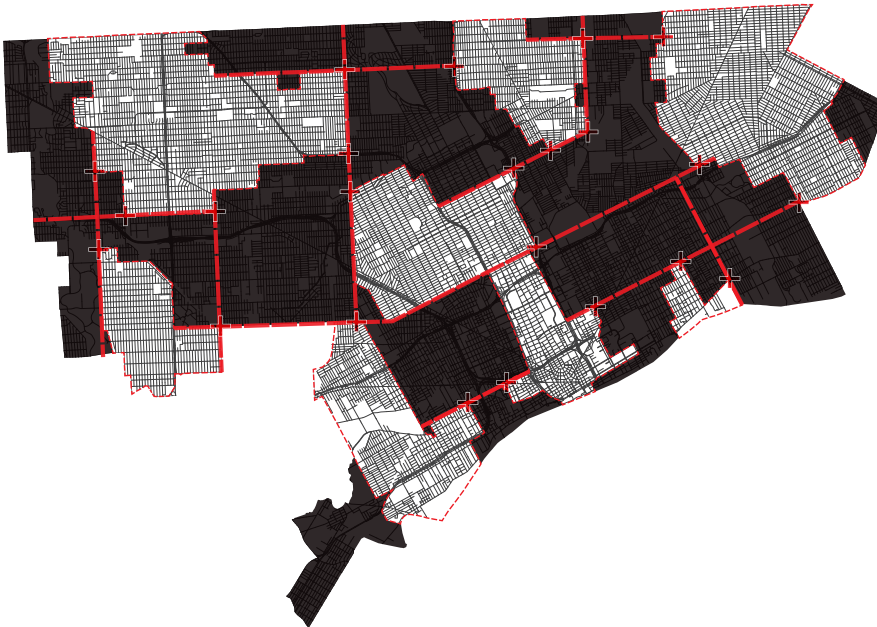
## 2. Field Condition

Intersecting edge  
buildings are realized  
in a field formation as  
moments of highest  
density across the city



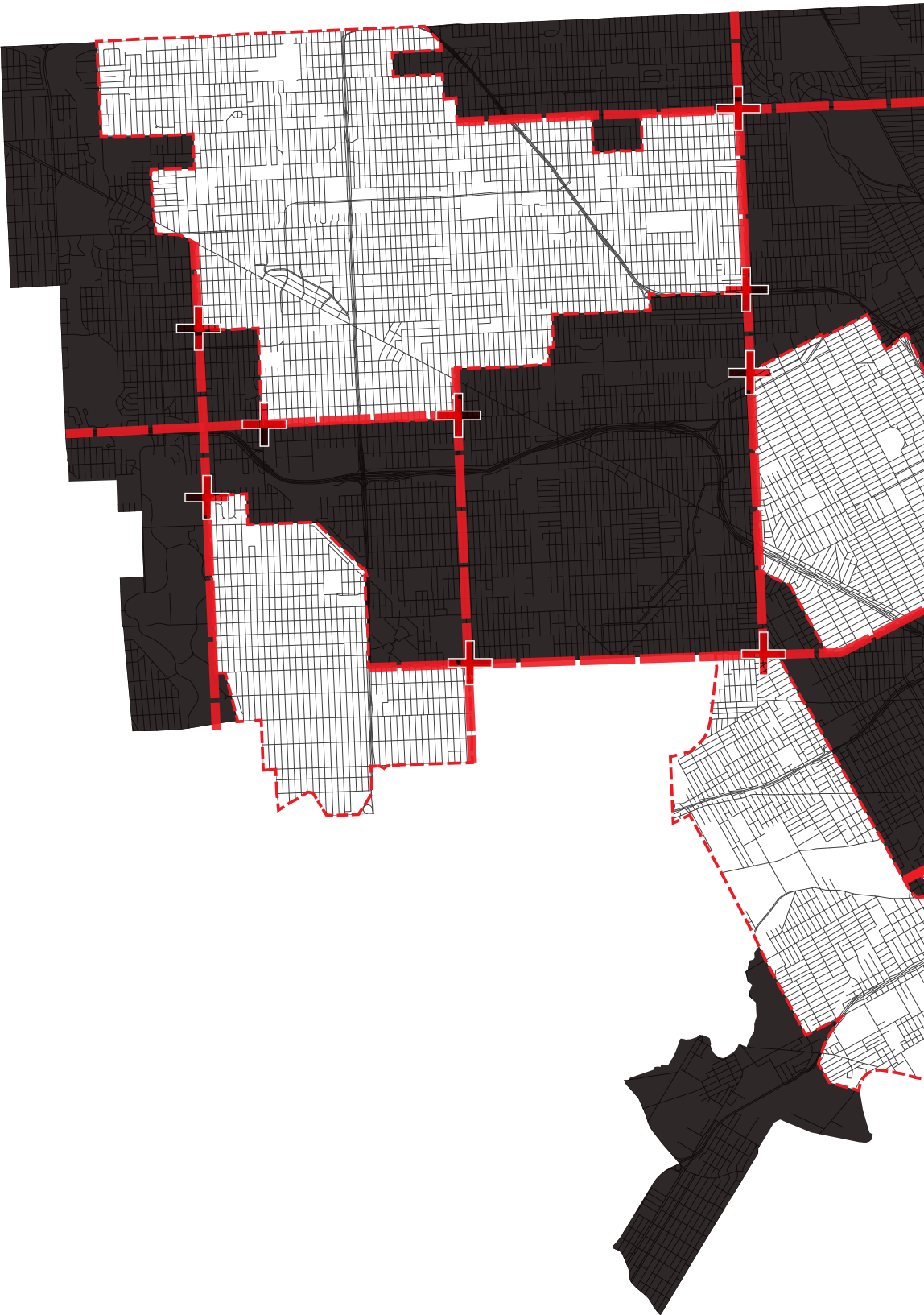
### 3. Line Condition

A network of edges extend around the islands and across the void to build a united city fabric



### 4. 7 Islands - 1 City

The void establishes islands at the same time that it works with the edge buildings to provide a new profile for the city







## DETROIT AERIAL VIEW

At night, the islands appear most legibly  
as islands within a homogenous, dark sea



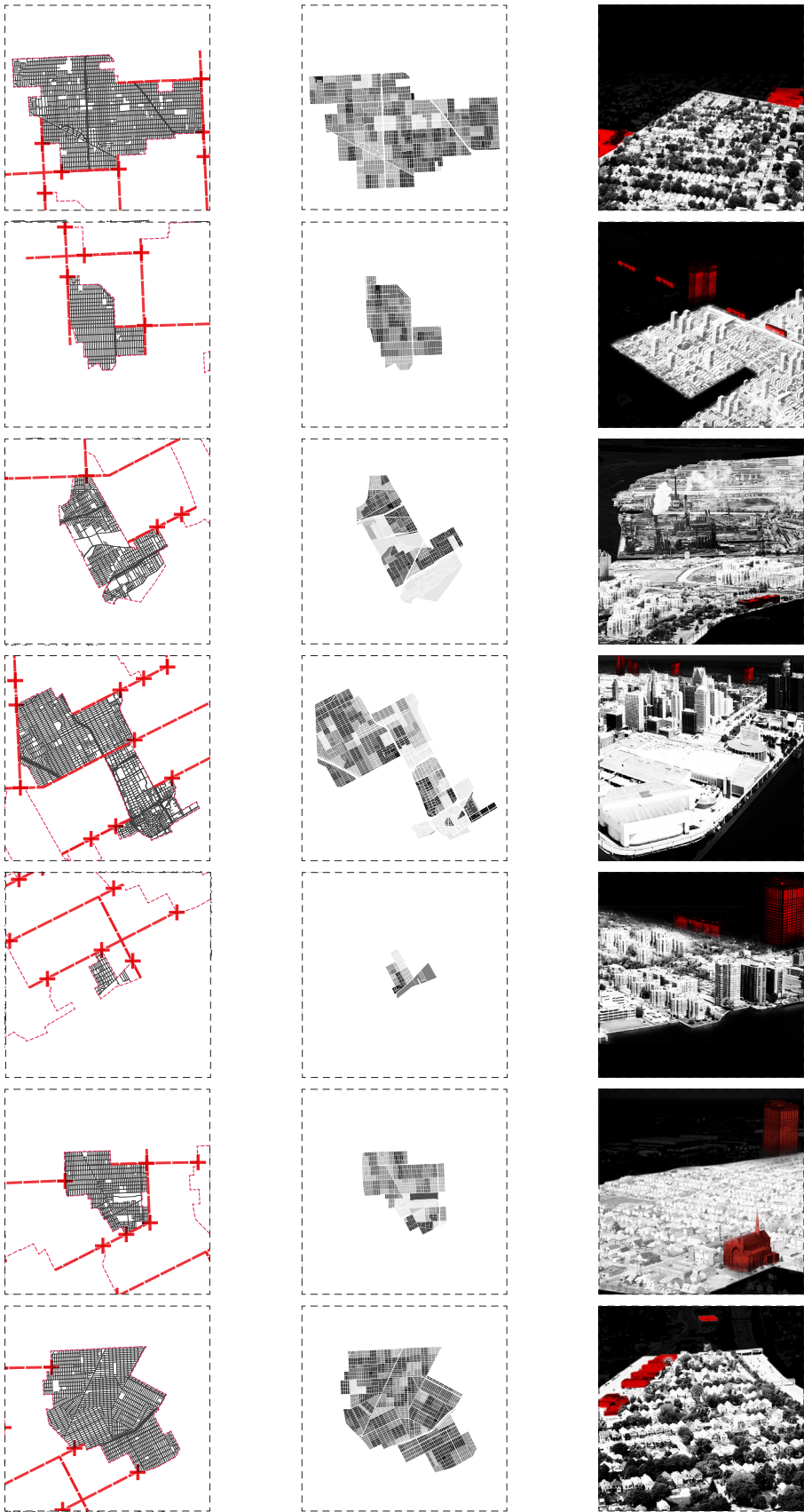


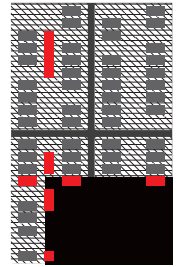
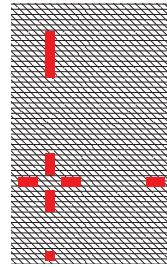
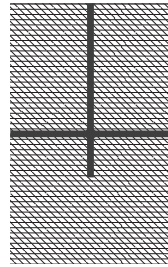
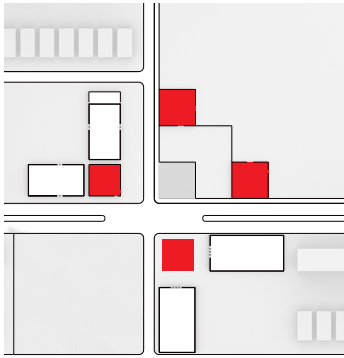




7 ISLANDS

Each island is distinct yet necessary in defining the city as a coherent whole.





## 5 INTERSECTIONS

Five possible cruciform

buildings are created

from the intersection

of network edges. The

topmost intersection type

shown at right is further

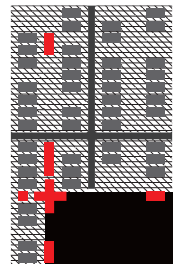
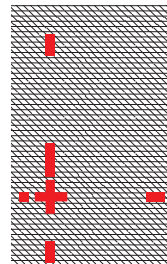
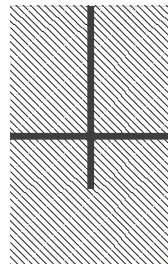
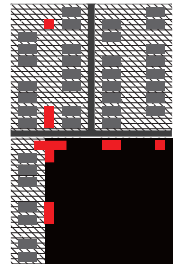
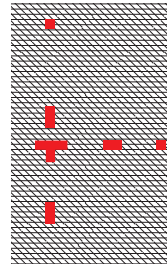
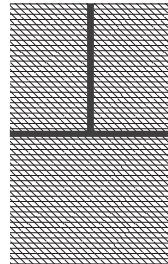
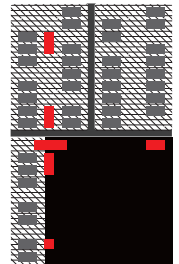
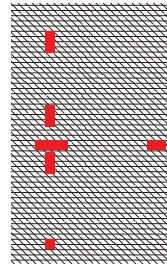
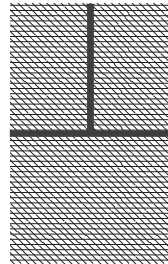
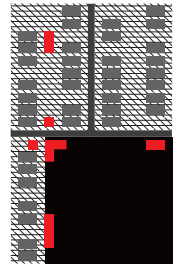
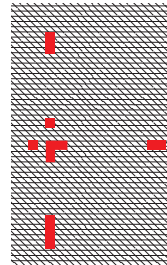
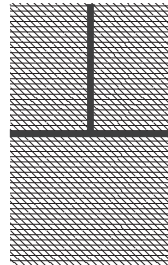
expanded upon as an

isolated architectural

design project that both

separates and connects

void to density.

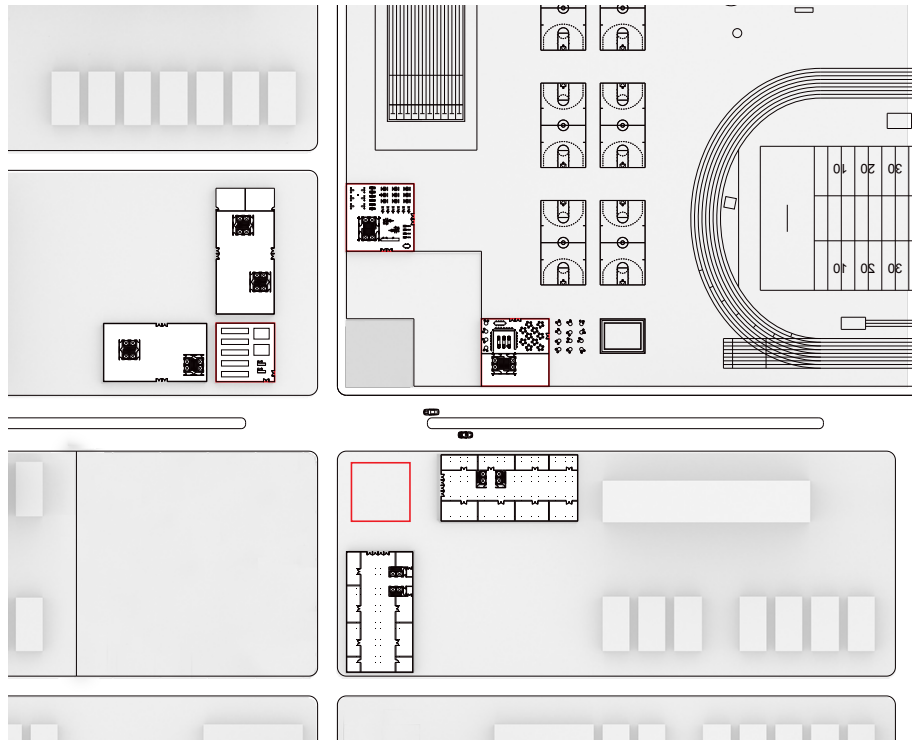




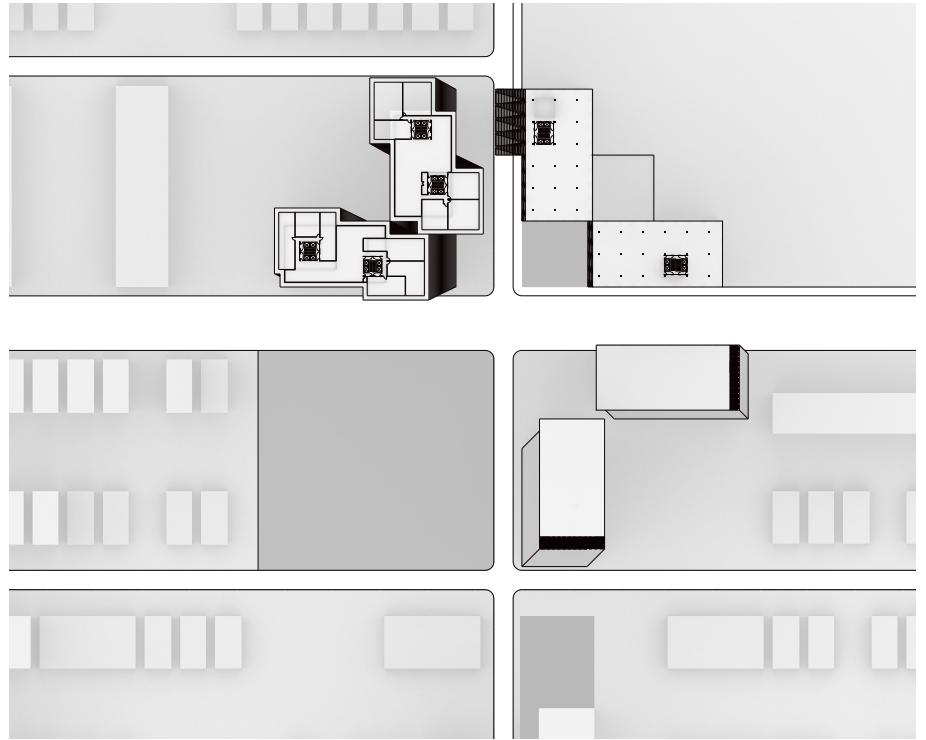
## INTERSECTION BUILDINGS

A single cruciform is used as a base geometry to establish a corner condition. The following drawings represent a generic island's corner separating its dense interior from the void.

Ground Floor Plan



Mid-Level Plan

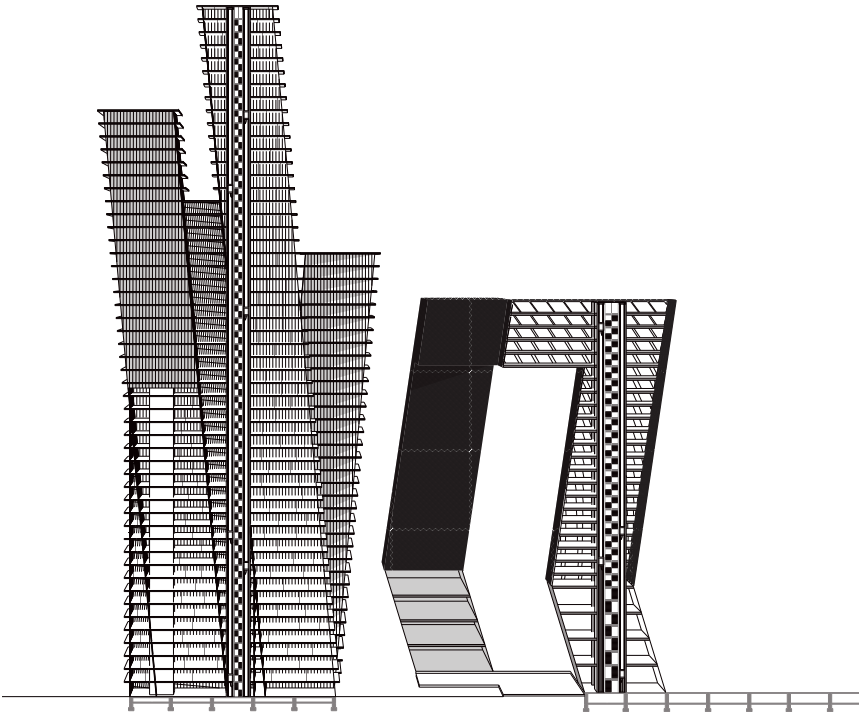


Upper Level Plan

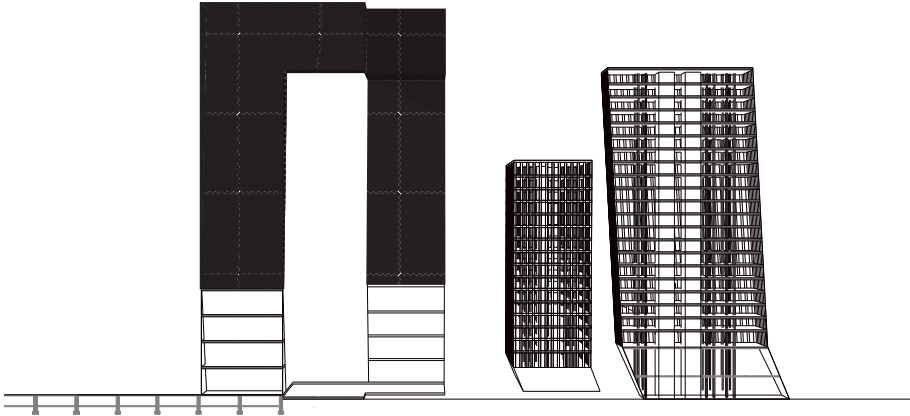


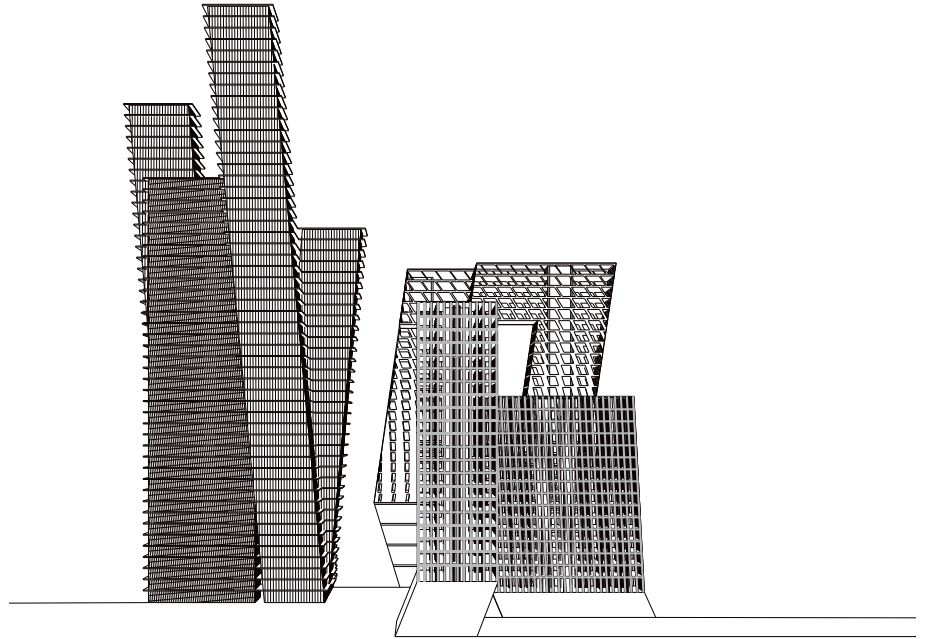
Site Plan

North-South Section

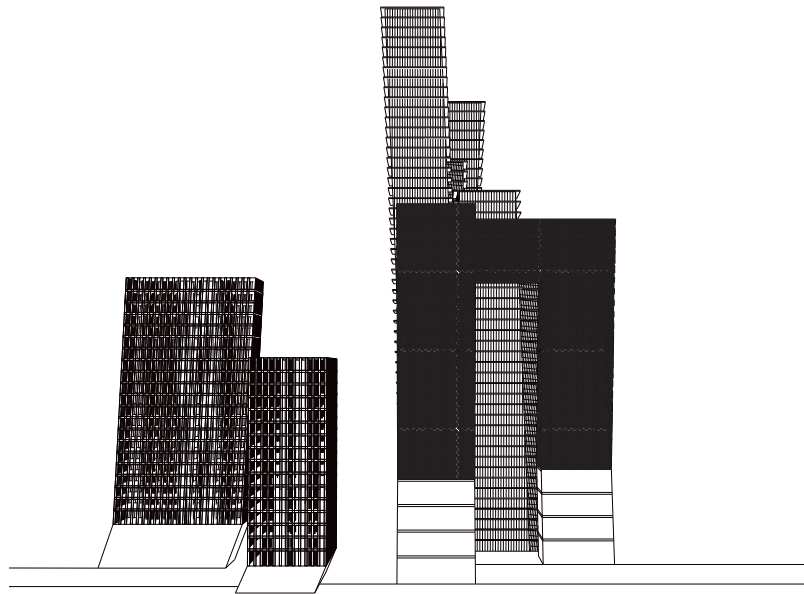


East-West Section





North-South Elevation

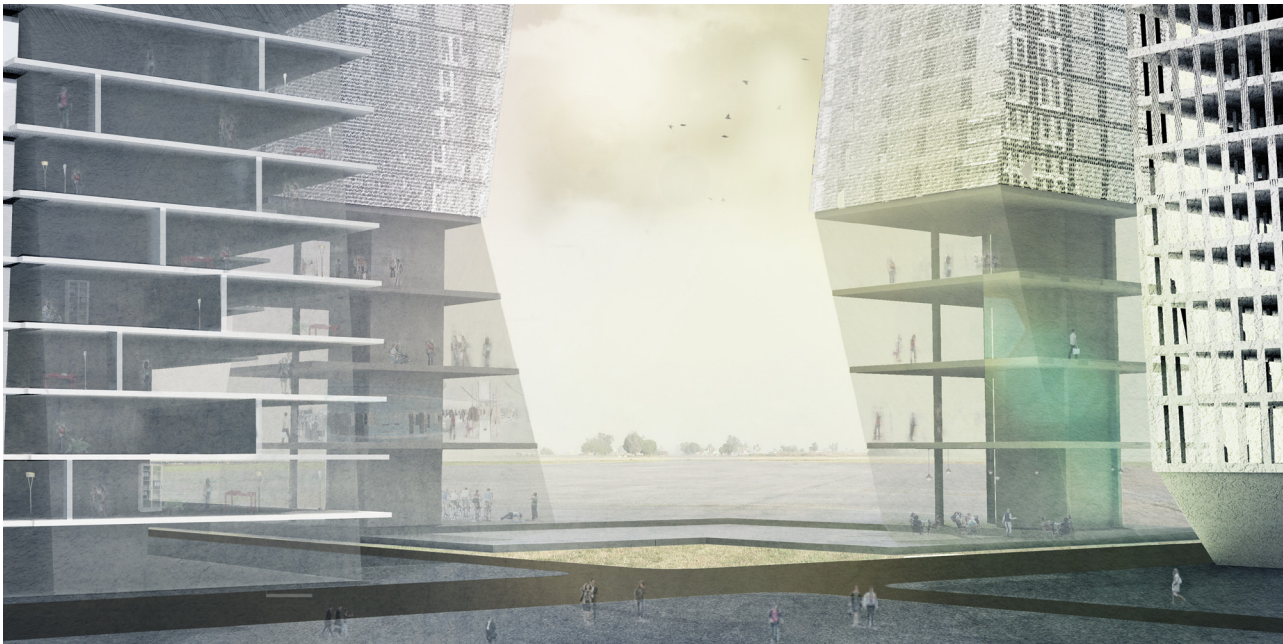


East-West Elevation



## BUILDING VOID

The form of the intersecting edge  
buildings express high density corners  
while also orienting the islands toward  
the void

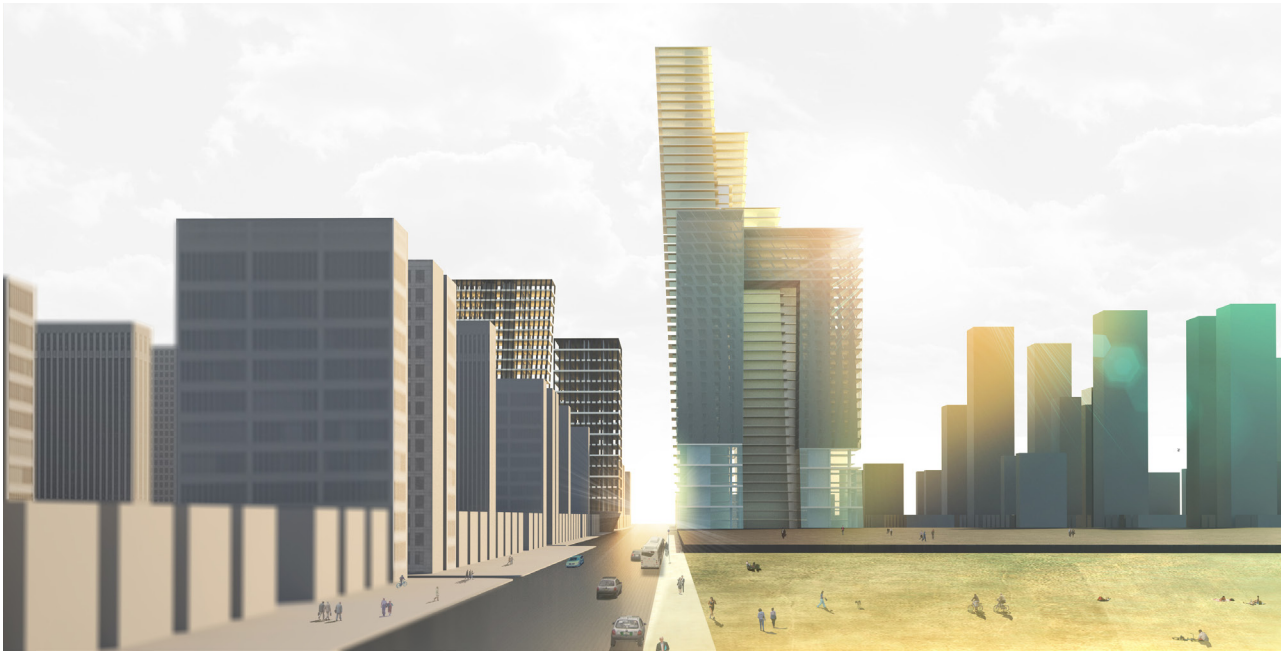






## VOID VS. DENSITY

The hard edge differentiates void area  
adjacent to the dense islands



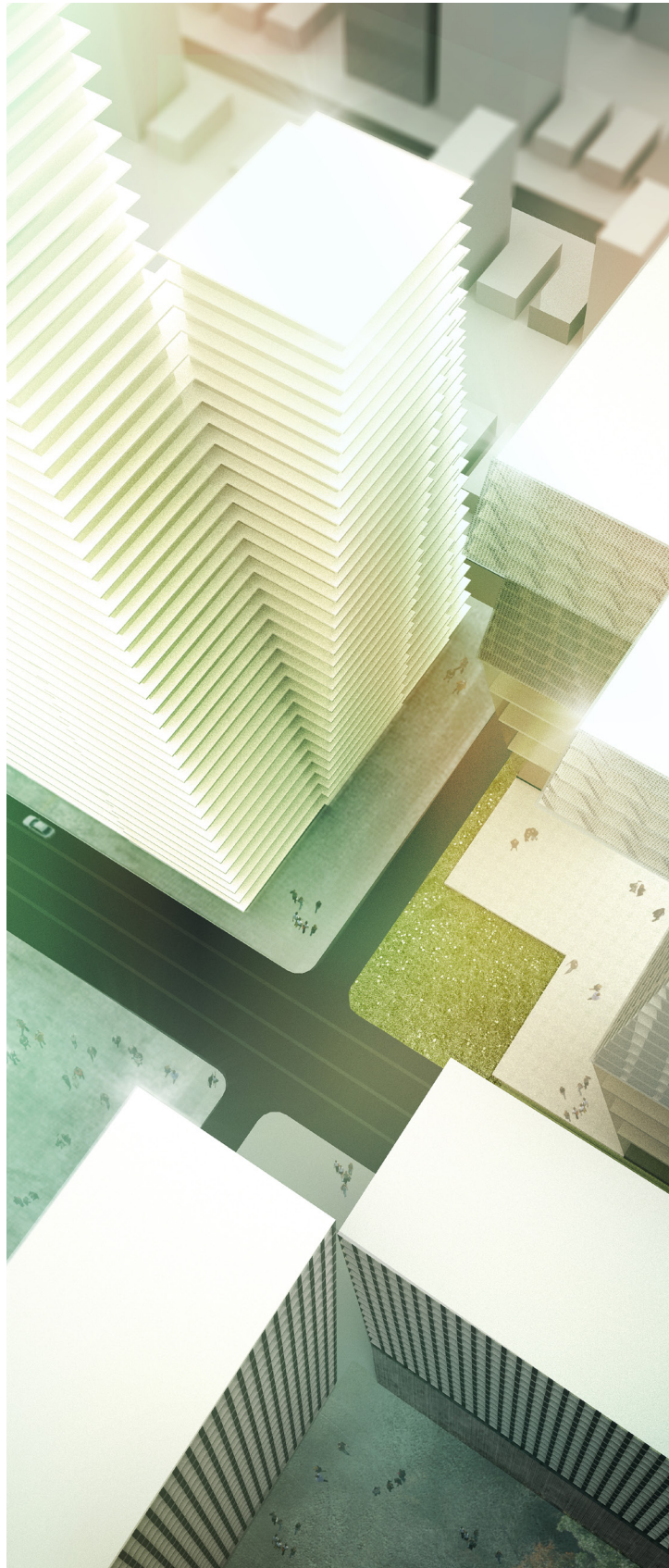




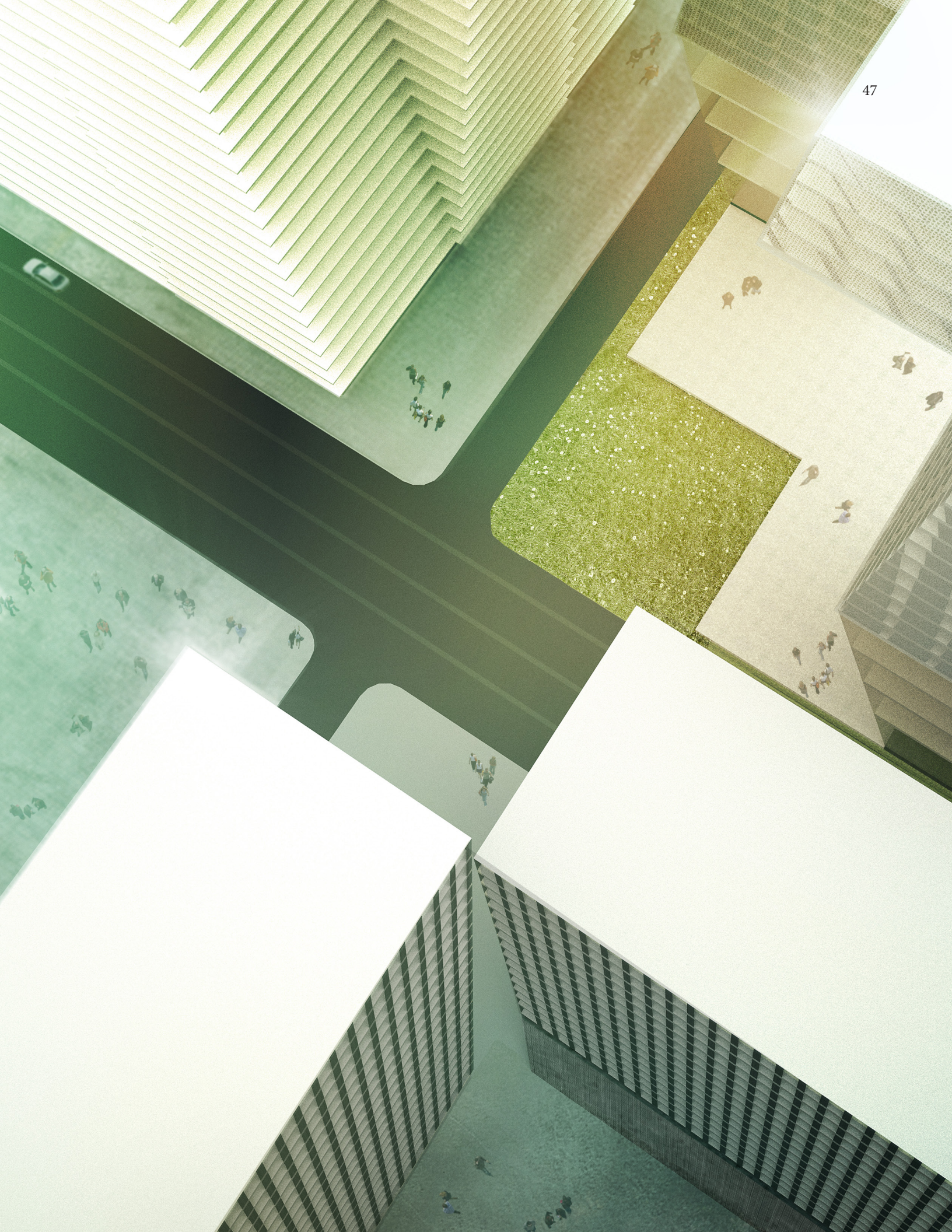


## INTERSECTION AERIAL

From the urban to architectural scale,  
the void remains an overreaching  
organizational and formal strategy



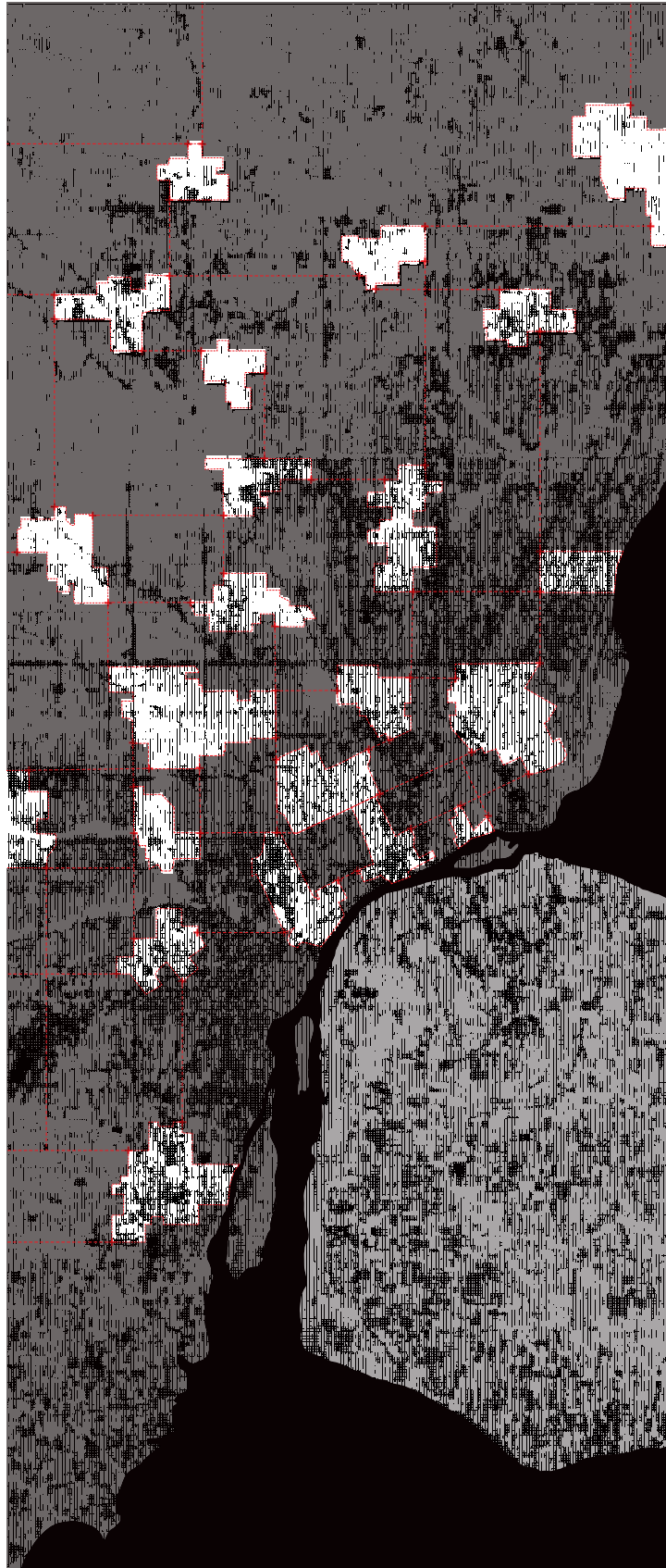


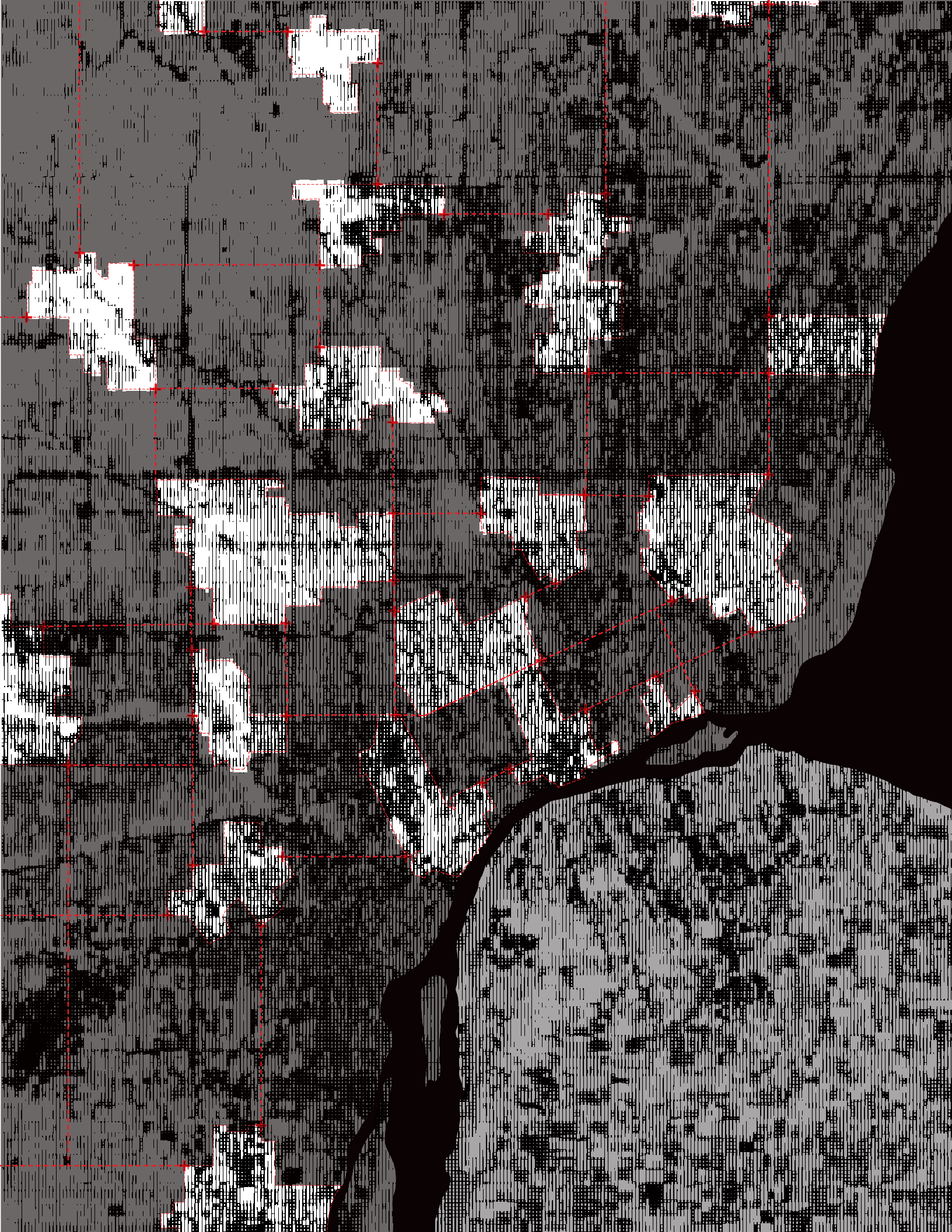




## EXTENDED ARCHIPELAGO

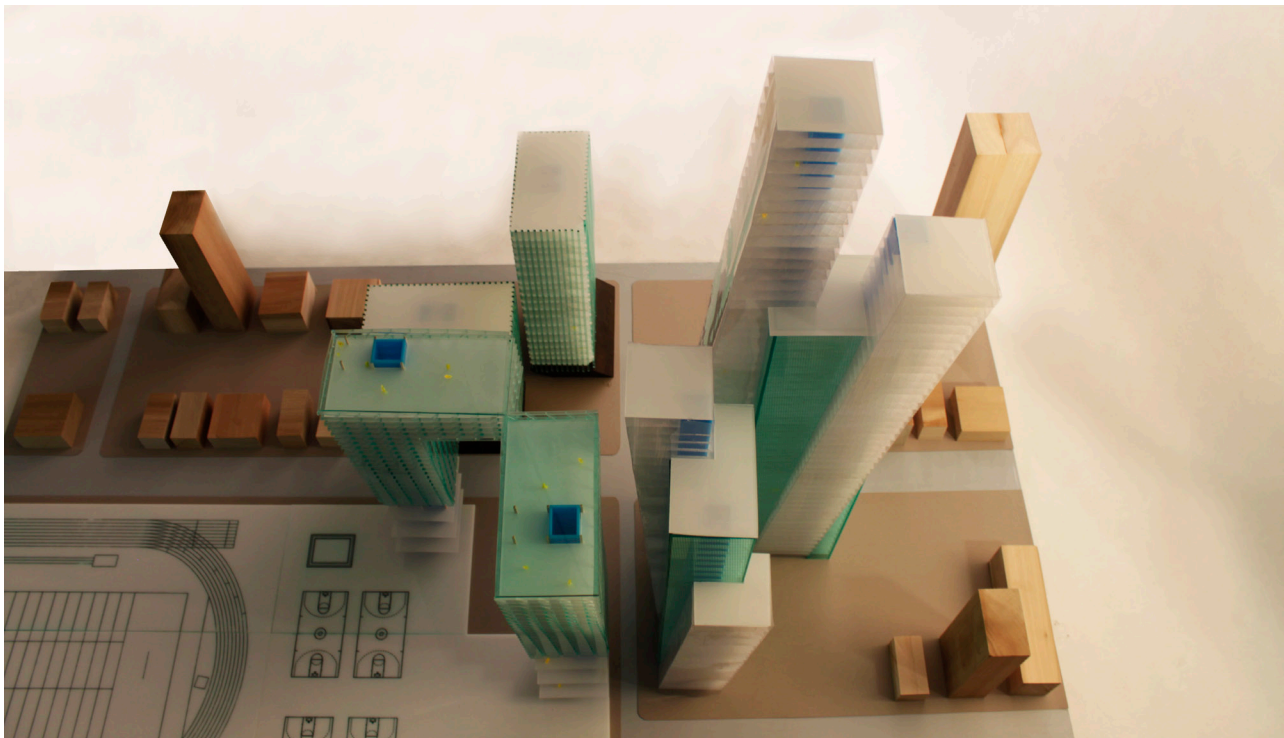
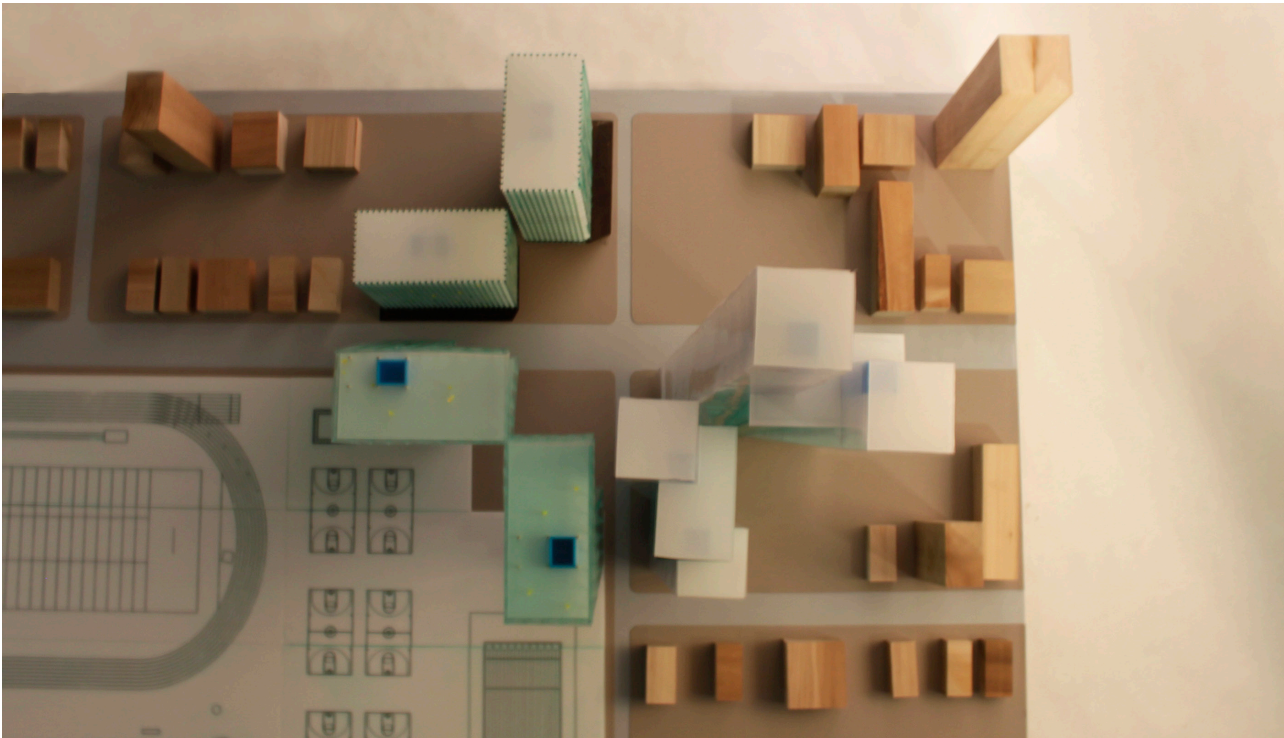
The network archipelago is initiated as a project to transform Detroit's existing conditions, but it also extends as a form of aggregation in the suburban landscape surrounding the city



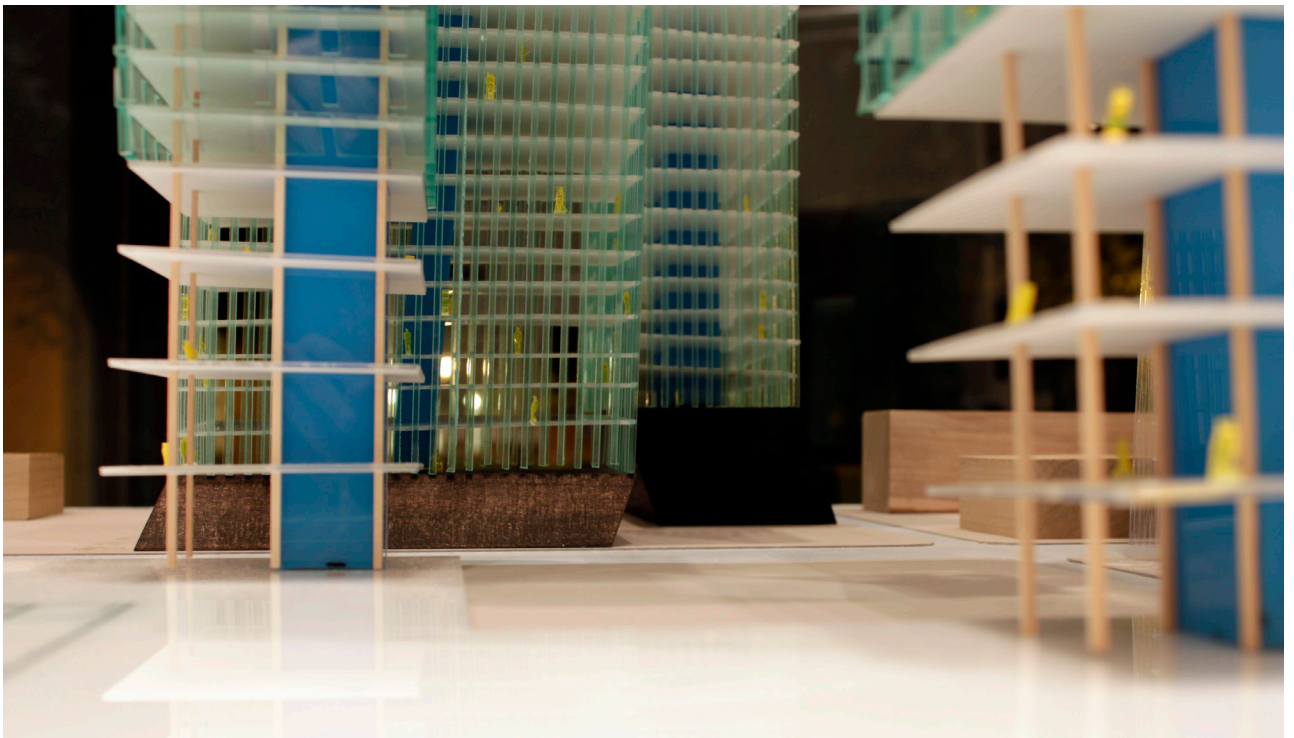
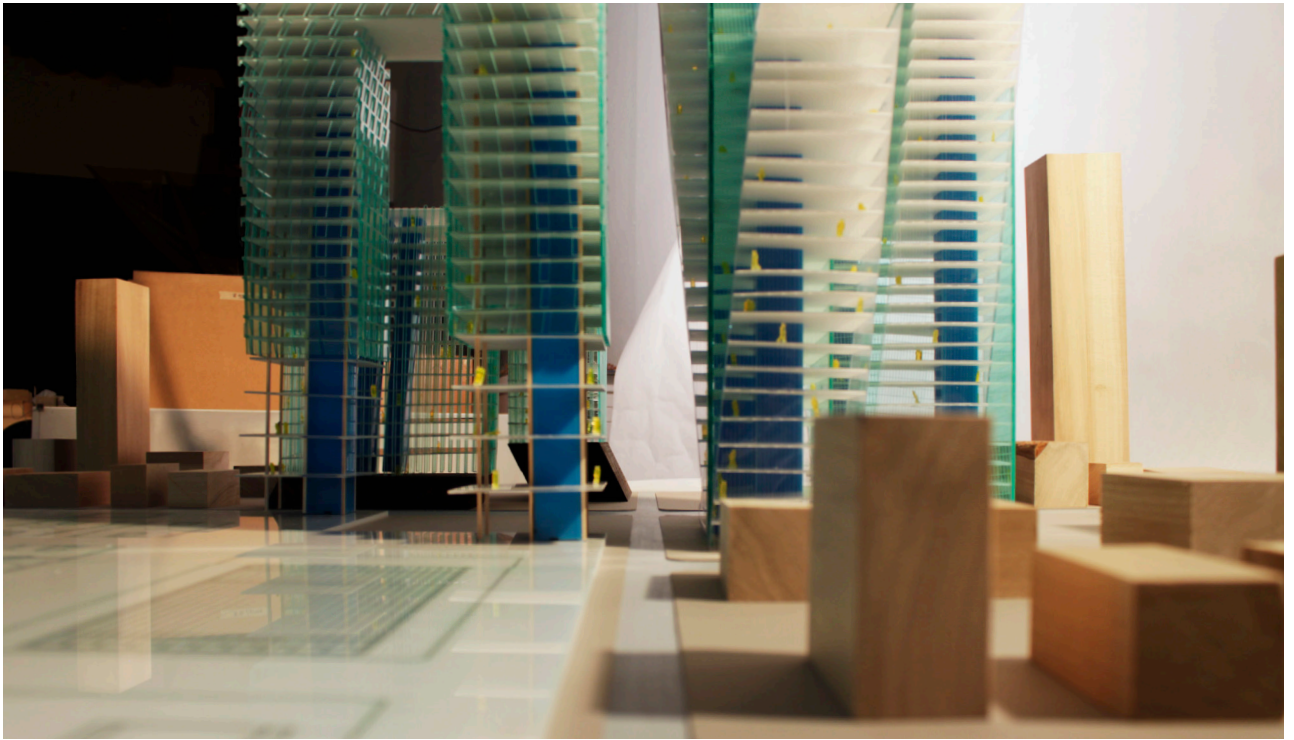




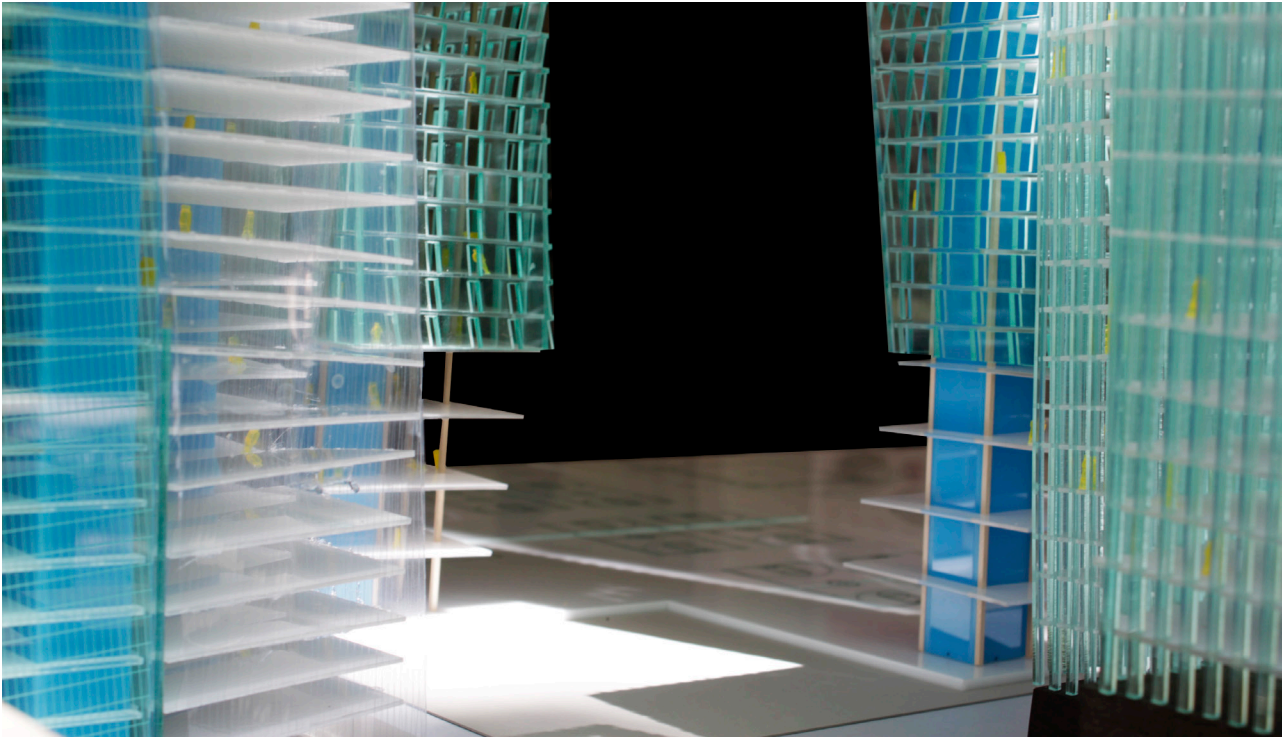
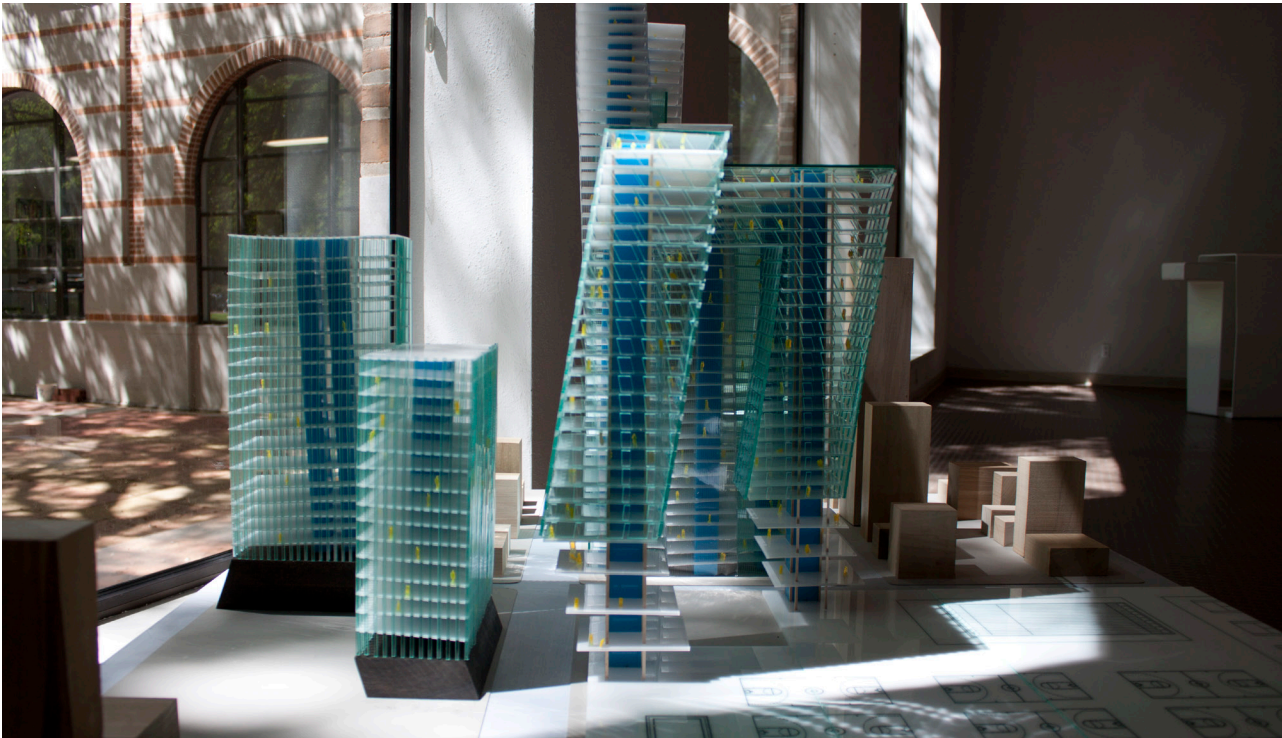
## MODEL PHOTOGRAPHS



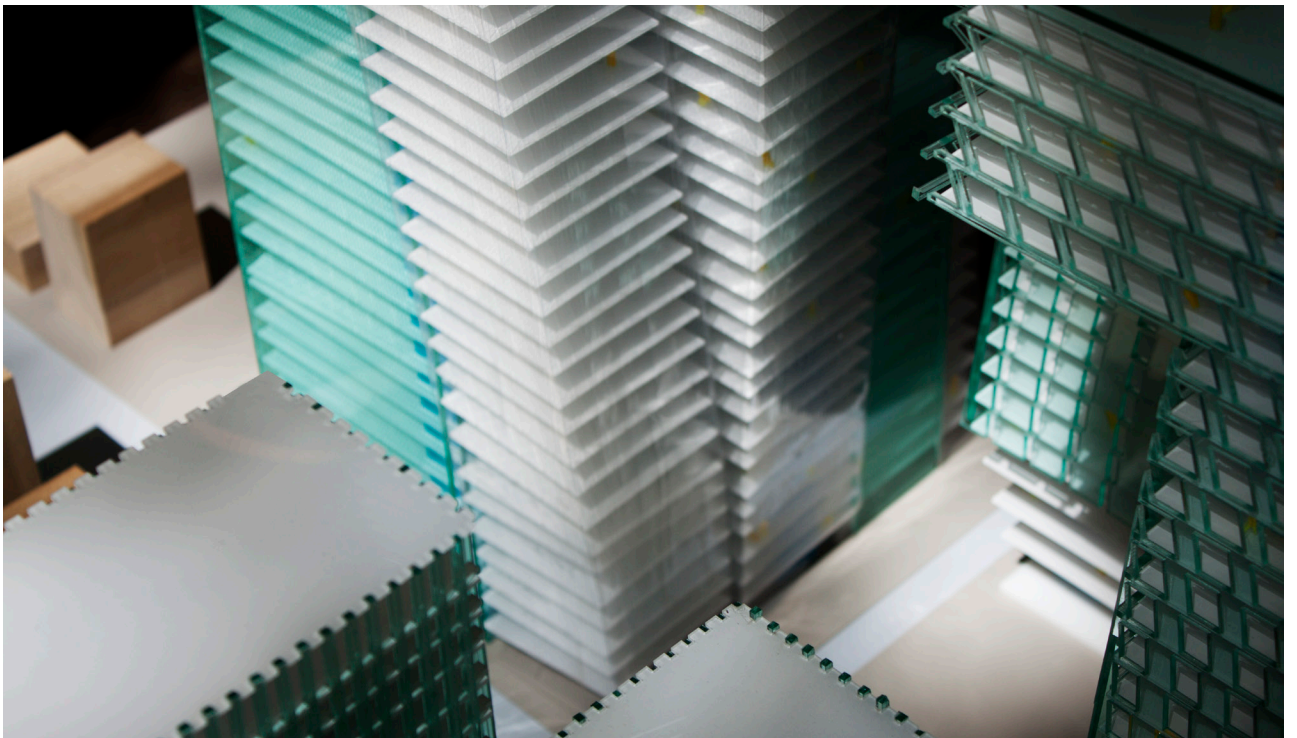
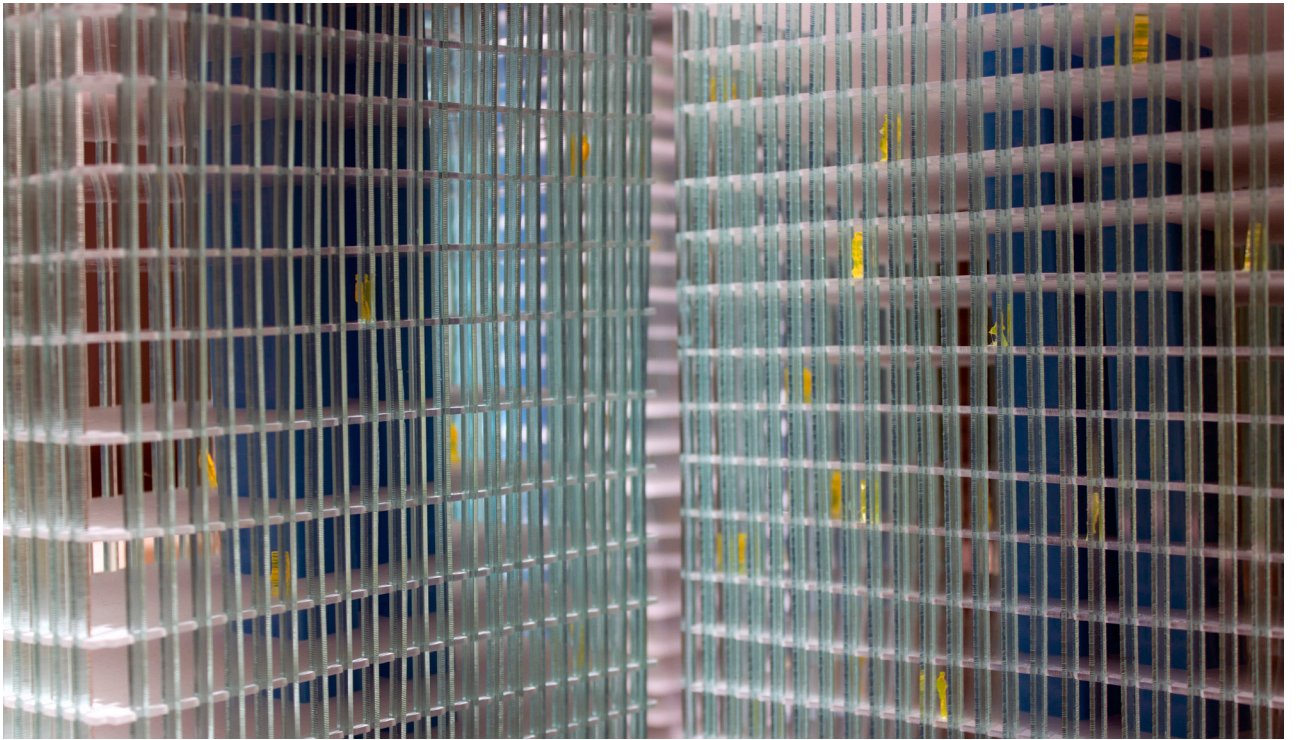














## APPENDIX: DETROIT NEIGHBORHOOD CATALOG

## DETROIT NEIGHBORHOOD CATALOG

The following pages document the existing neighborhoods found in Detroit. This material acted as an initial base for this project's investigations.



01 Arden Park	10 Boynton	19 Conner Creek Ind.
02 Art Center	11 Briggs	20 Core City
03 Aviation Sub.	12 Brightmoor	21 Corktown
04 Bagley	13 Brush Park	22 Delray
05 Barton-McFarland	14 Carbon Works	23 Detroit Golf
06 Belmont	15 Castle Rouge	24 Downtown
07 Berg-Lasher	16 Chaldean Town	25 East English Village
08 Blackstone Park	17 Chandler Park	26 Eastern Market
09 Boston Edison	18 Conant Gardens	27 Eight Mile Wyoming



28 Eliza Howell	55 Littlefield	82 Rosedale Park
29 Elmwood Park	56 Marina District	83 Russell Woods
30 English Village	57 Martin Park	84 Sherwood Forest
31 Fishkorn	58 McDougal-Hunt	85 Southwest Detroit
32 Fitzgerald	59 Medical Center	86 Springwells
33 Five Points	60 Midtown	87 State Fair Grounds
34 Forest Park	61 Millenium Village	88 The Eye
35 Franklin Park	62 Milwaukee Junction	89 University District
36 Gold Coast	63 Minock Park	90 Van Steuban
37 Grandale	64 Mohican Regent	91 Virginia Park
38 Grandmont #1	65 Morningside	92 Warrendale
39 Grandmont-Rosedale	66 New Center	93 Wayne State
40 Greensbriar	67 North Rosedale Park	94 Weatherby
41 Grixdale	68 NW Goldberg	95 West Side Ind.
42 Hamtramck	69 Oakman Blvd.	96 West Village
43 Herman Gardens	70 Oakwood Heights	97 Westwood Park
44 Highland Park	71 Old Redford	98 Woodbridge
45 Hubbard-Richard	72 Palmer Park	
46 Indian Village	73 Palmer Woods	
47 Islandview	74 Parkland	
48 Jefferies	75 Petosky-Otsego	
49 Jefferson Chalmers	76 Poletown East	
50 Joseph Barry Sub.	77 Pulaski	
51 Kranz Woods	78 Ravendale	
52 Lafayette Park	79 Regent Park	
53 LaSalle College Park	80 Riverdale	
54 LaSalle Gardens	81 Rivertown	

### ARDEN PARK

Listed on National Register of Historic Places with the Boston-Edison Historic District. Many late 19th Century and Early 20th Century American Movement Architecture. Newly minted millionaires built homes during that time here.

see Boston-Edison Historic District



### ART CENTER

Many of Detroit's Museums are located here, including the Detroit Institute of Art, Museum of African American History, Museum of Contemporary Art Detroit, Detroit Historic Museum, and Detroit Science Center.

.44 sq. miles, 1,940 ppl, 4,370 ppl/sq. mile.



### AVIATION SUBDIVISION

Originally settled by German immigrants in the early 1800s, the property was later purchased by Henry Ford's real estate developer. When the industrial supply air center became obsolete, housing was located along streets that followed the landing strips.

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### BAGLEY

Home to the University of Detroit Jesuit High School and Academy, Bagley is largely a residential neighborhood

1.66 sq. miles, 12,548 ppl, 8,131 ppl/sq, mile



**BARTON-McFARLAND**

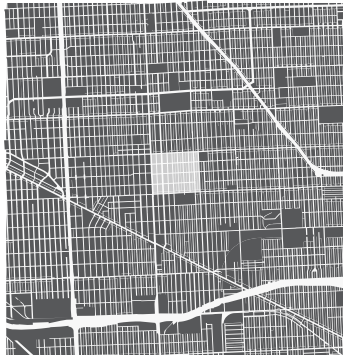
Largely residential and includes Mackenzie High School, which was among the first schools constructed on land acquired through Detroit's western most annexation efforts in Greenfield Township. The school closed in 2007

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**BELMONT**

Consists of small, but well kept, single family residences.

.25 sq. miles, 2,076 ppl, 8,418 ppl/sq. mile

**BERG-LASHER**

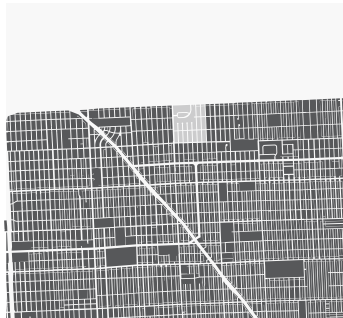
Located at the Northwest corner of Detroit, Berg-Lasher, borders a park, golf course, and adjacent suburbs across west 8 mile road.

.74 sq. miles, 4,806 ppl, 6,506 ppl/sq. mile

**BLACKSTONE PARK**

Residential neighborhood, with mostly single family homes, but also includes one of the largest apartment complexes in the city.

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**BOSTON-EDISON**

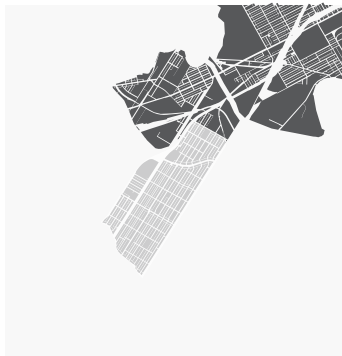
Listed on the National Register of Historic Places in 1975 and located in the center of Detroit, it is one of the largest historic neighborhoods in the country. It is home to many notable Detroit residents of a more even demographic between African Americans and Caucasians.

.70 sq. miles, 3,191 ppl, 4,585 ppl/sq. mile

**BOYNTON**

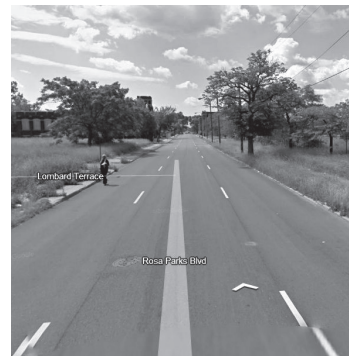
Located at the Southwest tip of Detroit, Boynton is bisected by the Fisher Fwy. that divides a poor residential neighborhood from heavy industry on the western side.

1.63 sq. miles, 8,832 ppl, 5,430 ppl/sq. mile

**BRIGGS**

Vacant lots overwhelm this neighborhood of Detroit, located just north of the old Tigers Stadium across the Fisher Fwy. Motor City Casino acts as a black box of wealth on its eastern edge with a large, fenced-in parking garage flanking its border.

.79 sq. miles, 1,777 ppl, 2,246 ppl/sq. mile

**BRGHTMOOR**

One of the worst effected area of Detroit's recent economic collapse, Brightmoor boasts a large inventory of abandoned homes and vacant lots. There is currently a large green-scape initiative planned for properties located along its central axis along Lyndon St.

4.93 sq. miles, 19,362 ppl, 3,927 ppl/sq. mile



### BRUSH PARK

The district was listed on the National Register of Historic Places in 1975, but this Victorian era neighborhood has greatly fallen under disrepair. During the Great Depression many old mansions were made into apartments, and affluent residents relocated to the suburbs.

.44 sq. miles, 2,279 ppl, 5,154 ppl/sq. mile



### CARBON WORKS

This neighborhood was founded upon the economic need for the destructive distillation of bones into animal charcoal to meet the growing demands of the sugar industry for filtering and purifying sugar. Its few homes are mostly foreclosed and large stockpiles occupies most of its land.

.72 sq. miles, 419 ppl, 581 ppl/sq. mile



### CASTLE ROUGE

Located on the Eastern edge of Detroit, this modest but scenic neighborhood consists of single family homes on small plots with a larger park on its eastern edge.

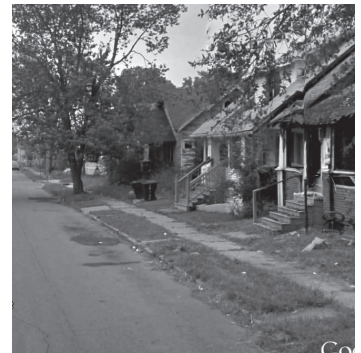
.70 sq. miles, 2,604 ppl, 3,724 ppl/sq. mile



### CHALDEAN TOWN

This neighborhood has a history of residential settlement primarily by Chaldean Christian immigrants dating from the 1960s. It is often seen as a “staging area” for new immigrants to settle before moving to the northern suburbs, though many retain their businesses in the area.

.70 sq. miles, 4,117 ppl, 5,853 ppl/sq. mile





### CHANDLER PARK

Chandler Park is divided almost evenly between single family home lined streets and a park and aquatic center on its Western side.

.42 sq. miles, 3,746 ppl, 8,962 ppl/sq. mile



### CONANT GARDENS

Built and owned by black people starting in the 1910s thanks to the abolitionist movement, this was only possible after the owner of the property, Schubael Conant, removed the racially restrictive covenants that prevented land from being sold to blacks 160 years ago. Churches frame it.

.27 sq. miles, 1,270 ppl, 4,702 ppl/sq. mile



### CONNER CREEK INDUSTRIAL

This vertical strip of land in the Southeast side of Detroit divides residential areas on three of its borders and stretches to the Detroit River on its Southern side. It consists of large industry, including the Chrysler Automotive Plant and connect with the rail network.

2.44 sq. miles, 346 ppl, 142 ppl/sq. mile



### CORE CITY

Large tracts of vacant land consume this residential neighborhood.

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### CORKTOWN

This is Detroit's oldest neighborhood, is founded by Irish immigrants, and is listed on the National Register of Historic Places. It was also home to former Tiger Stadium, which was demolish in 2009 and left for future redevelopment.

.55 sq. miles, 1,148 ppl, 2,077 ppl/sq. mile



### DELRAY

Isolated from other districts by industrial warehouses, Delray's population has decreased from approximately 23,000 residents in 1930 to 2,783 in 2010. Historic Fort Wayne, built 1843 to guard Detroit from British attack from Windsor's Fort Malden, is located at the northeastern end.

3.09 sq. miles, 2,689 ppl, 871 ppl/sq. mile



### DETROIT GOLF

Detroit Golf Club occupies this neighborhood, which consists of the golf course encircled by a string of single family homes.

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### DOWNTOWN

The 1807 Woodward Plan for Detroit established a field of radiating streets, but was quickly abandoned. Many lofts are being developed around the area that radiates out from Grand Circus Park. The Harmonie Park entertainment district is located here along with Greektown to the east.

1.11 sq. miles, 4,358 ppl, 3,924 ppl/sq. mile

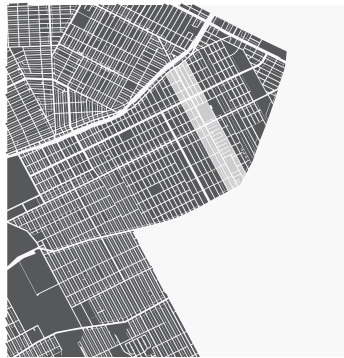




### EAST ENGLISH VILLAGE

This neighborhood has maintained its stock of luxurious older homes. It is bordered by Grosse Pointe on its southern edge, a wealthy suburb of Metro-Detroit.

.63 sq. miles, 3,191 ppl, 5,058 ppl/sq. mile



### EASTERN MARKET

The Eastern Market farmer distribution center is the largest open-air flower bed market in the US and has over 150 food and specialty businesses. It was listed on the National Register of Historic Places in 1978. The market itself is operated by the private sector though a public-private partnership, which has greatly improved the facility.

.47 sq. miles, 156 ppl, 329 ppl/ sq. mile



### EIGHT MILE WYOMING

A residential neighborhood at the northern edge of Detroit that borders the wealthier city of Royal Oak, MI.

.59 sq. miles, 3,198 ppl, 5,433 ppl/sq. mile



### ELIZA HOWELL

The 250-acre Eliza Howell Park includes 138 acres donated to the city in 1936. The city stopped mowing the park and 137 other in the spring of 2009. The grandson of the original benefactor is suing the city for the return of the land because they have violated the origin deed.

.34 sq. miles, 1,073 ppl, 3,128 ppl/sq. mile





### ELMWOOD PARK

Along with Lafayette Park, Elmwood Park is an urban renewal project that eliminated Black Bottom (named for its rich soil), one of the few black neighborhoods. It is composed of condo's co-ops, and apartments that are still in new condition or are currently being renovated.

1.15 sq. miles, 7,094 ppl, 6,147 ppl/sq. mile



### ENGLISH VILLAGE

This area is being redeveloped by the Jefferson Ave. Housing Development Corp., which is affiliated with Jefferson Avenue Presbyterian Church. The group is using a mixture of new construction and rehabilitation with market rate housing that broke ground in spring of 2002.

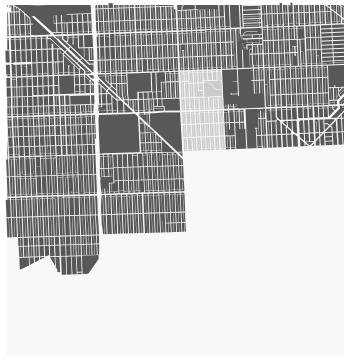
.54 sq. miles, 3,031 ppl, 5,640 ppl/sq. mile



### FISHKORN

Single family residential neighborhood with small plots.

.70 sq. miles, 5,072 ppl, 7,282 ppl/sq. mile



### FITZGERALD

A residential neighborhood home to Marygrove College on its northwest corner and cut on its southern side by the John C. Lodge Fwy.

1.34 sq. miles, 10,171 ppl, 7,594 ppl/sq. mile



### FIVE POINTS

The neighborhood gets its name from the junction of five main streets. It is comprised of many unique homes to Detroit, it In the northwest corner, it is the farthest neighborhood from city hall.

.60 sq. miles, 2,679 ppl, 4,458 ppl/sq. mile



### FOREST PARK

Forest Park is divided between senior citizen and assisted living housing developments on its western side and a Pepsi Bottling Group warehouse occupying its eastern half.

.48 sq. miles, 1,744 ppl, 3,667 ppl/sq. mile



### FRANKLIN PARK

A modest, but maintained residential neighborhood.

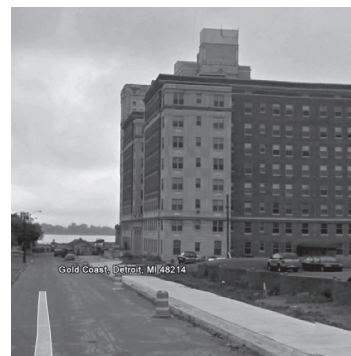
2.57 sq. miles, 18,519 ppl, 7,214 ppl/sq. mile



### GOLD COAST

Located between Jefferson Ave. and the Detroit River, it contains a great range of tall apartment buildings. It contains Joseph Barry historic district, which is home to the mayor's home, the Manoogian Mansion.

.44 sq. miles, 1,565 ppl, 3,532 ppl/sq. mile

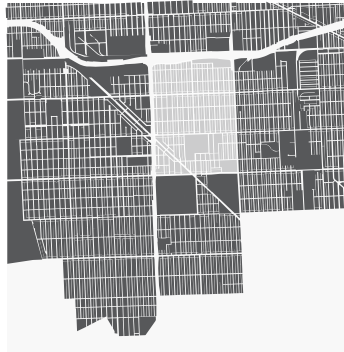




**GRANDALE**

A residential neighborhood in Detroit.

1.92 sq. miles, 10,906 ppl, 5,694 ppl/sq. mile

**GRANDMONT**

It is one of 5 neighborhoods that comprise the Grandmont Rosedale community (North Rosedale Park, Rosedale Park, Grandmont, Grandmont #1 and Minock Park). A wealthier neighborhood, the community was first developed in the 1920s and features many custom built homes.

1.68 sq. miles, 11,712 ppl, 6,959 ppl/sq. mile

**GRANDMONT #1**

It is one of 5 neighborhoods that comprise the Grandmont Rosedale community (North Rosedale Park, Rosedale Park, Grandmont, Grandmont #1 and Minock Park). A wealthier neighborhood, the community was first developed in the 1920s and features many custom built homes.

.45 sq. miles, 2,901 ppl, 6,508 ppl/sq. mile

**GREEN ACRES**

A wealthy residential neighborhood located west of Palmer Woods with a strong community group.

.30 sq. miles, 1,989 ppl, 6,594 ppl/sq. mile



**GREENSBRIAR**

A residential neighborhood in Detroit that borders the city of Eastpoint to its north.

.66 sq. miles, 5,082 ppl, 7,672 ppl/sq. mile

**GRIXDALE**

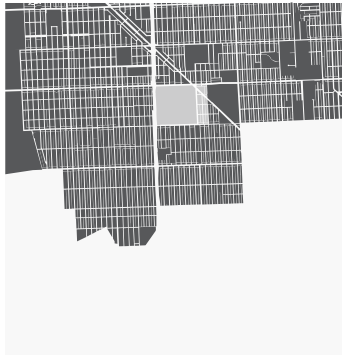
A modest tree-lined neighborhood that is well maintained.

.40 sq. miles, 2,177 ppl, 5,493 ppl/sq. mile

**HERMAN GARDENS**

First built in 1943, “the Gardens” had over 2,000 units within mostly two story multi-family housing units. The neighborhood was plagued by drug organizations though and came into disrepair. Many units were demolished although a mixed development is scheduled for completion by 2013.

.35 sq. miles, 29 ppl, 83 ppl/sq. mile

**HUBBARD-RICHARD**

Located southwest of the railroad station, Hubbard-Richard has had a resurgence with new housing sponsored by the Bagley Housing Association. The Mexicantown commercial strip cuts right through this neighborhood. It also contains the entrance to the Ambassador Bridge.

1.06 sq. miles, 1,641 ppl, 1,544 ppl/sq. mile





### INDIAN VILLAGE

An affluent neighborhood that was listed on the National Register of Historic Places in 1972, many homes were designed by well know architects such as Albert Kahn, for the most prominent Detroit citizens.

.43 sq. miles, 1,392 ppl, 3,226 ppl/sq. mile



### ISLANDVIEW

Islandview, located between West Village and Indian Village, is undergoing a rebirth with several new housing developments by community based organizations. It is also home to several notable non profits including the Capuchin Soup Kitchen and the Earthworks Urban Farming Project.

1.10 sq. miles, 5,471 ppl, 4,965 ppl/sq. mile



### JEFFERSON-CHALMERS

Jefferson-Chalmers Historic Business District was listed on the National Register of Historic Places in 2004. During the 1920s, it was the center of the east-side neighborhood's commercial, social, and cultural/ Although home to several unique buildings, there are still some vacant lots.

1.87 sq. miles, 7,893 ppl, 4,220 ppl/sq. mile



### JOSEPH BARRY

Joseph Berry Subdivision is a small riverfront local historic district that contains the Manoogian Mansion, the mayor's residence. It is listed on the National Register of Historic Places.

see Gold Coast





### KRANZ WOODS

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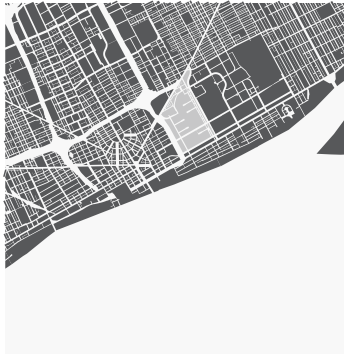
.69 sq. miles, 4,218 ppl, 6,132 ppl/sq. mile



### LAFAYETTE PARK

Planned by Mies van der Rohe, Ludwig Hilberseimer and Alfred Caldwell and listed on the NRHP, it includes a landscaped, 19-acre park with no through traffic, in which mixed income high and other low-rise apartment buildings are sited. It was a federally funded urban renewal project.

.45 sq. miles, 3,333 ppl, 7,430 ppl/sq. mile



### LASALLE COLLEGE PARK

A residential neighborhood.

.51 sq. miles, 4,634 ppl, 9,107 ppl/sq. mile



### LASALLE GARDENS

Located directly west of Virginia Park, it is one of Detroit's best kept secrets, and has a large number of beautiful mansions and well kept smaller houses built around LaSalle Garden Park.

.27 sq. miles, 1,916 ppl, 7,086 ppl/sq. mile



### LITTLEFIELD

Comprised of approximately 3/4 residential and 1.4 industrial sites.

.37 sq. miles, 2,088 ppl, 5,593 ppl/sq. mile



### MARINA DISTRICT

This marina neighborhood is located at the south east edge of Detroit and has seen a significant amount of land vacancies in the area.

.46 sq. miles, 697 ppl, 1,506 ppl/sq. mile



### MARTIN PARK

A residential neighborhood, home to the University of Detroit Mercy, which holds a fenced perimeter.

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### MCDUGALL-HUNT

Home to the Heidelberg Project, which attacked abandoned homes with bright colors and found objects to turn blight into a positive form of art.

.52 sq. miles, 1,840 ppl, 3,547 ppl/sq. mile





### MEDICAL CENTER

The Detroit Medical Center was organized in 1985 as a union among several hospitals. Its location in Midtown has expanded with additional facilities and research centers.

.39 sq. miles, 1,569 ppl, 4,005 ppl/sq. mile



### MIDTOWN

This area surrounds Wayne State University and contains a large number of apartments along with several galleries along Woodward Ave. WSU, Art Center, and Medical Center are all assumed to be considered part of Midtown.

1.26 sq. miles, 9,991 ppl, 7,910 ppl/sq. mile



### MILLENNIUM VILLAGE

Home to several industrial warehouses and storage facilities.

.23 sq. miles, 112 ppl, 487 ppl/sq. mile



### MILWAUKEE JUNCTION

Milwaukee Junction was constructed in the 1890s to encourage industrial expansion. A number of manufacturers moved into the area, including Ford, Cadillac, & Dodge. Both listed on the NRHP, Piquette Ave. Industrial Historic Dist. and New Amsterdam Hist. Dist. are divided by Woodward Ave.

.42 sq. miles, 9 ppl, 20 ppl/sq. mile



### MINOCK PARK

This is one of 5 neighborhoods that comprise the Grandmont Rosedale community (North Rosedale Park, Rosedale Park, Grandmont, Grandmont #1 and Minock Park). A wealthier neighborhood, the community was first developed in the 1920s and features many custom built homes.

.21 sq. miles, 1,416 ppl, 6,641 ppl/sq. mile



### MOHICAN REGENT

A very regular grid maintains this residential area located at the north east corner of Detroit.

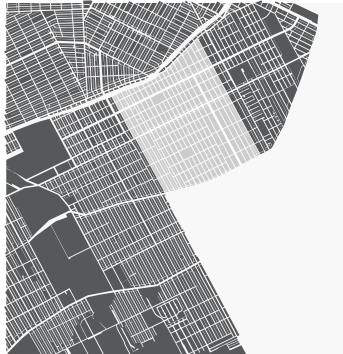
.51 sq. miles, 3,437 ppl, 6,683 ppl/sq. mile



### MORNINGSIDE

Morningside has roots dating back to French settlers in the 18th century. Home to many historical homes, this neighborhood has a very strong community organization and has fostered new developments in areas that were effected by the economic recession.

2.88 sq. miles, 22,988 ppl, 7,996 ppl/sq. mile



### NEW CENTER

The heart of the New Center was developed in the 1920s and is considered to be one of the first “edge cities,” a sub-center related to a main urban core. It contains several National Historic Monuments including Cadillac Place and the Fisher Building. It also hosts concerts and other city events.

.50 sq. miles, 2,837 ppl, 5,693 ppl/sq. mile





### NORTH ROSEDALE PARK

This is one of 5 neighborhoods that comprise the Grandmont Rosedale community (North Rosedale Park, Rosedale Park, Grandmont, Grandmont #1 and Minock Park). A wealthier neighborhood, the community was first developed in the 1920s and features many custom built homes.

1.00 sq. miles, 5,144 ppl, 5,130 ppl/sq. mile



### NW GOLDBERG

Although largely residential with numerous vacant properties, this neighborhood is also home to two schools and a city bus storage site.

1.05 sq. miles, 3,690 ppl, 3,510 ppl/sq. mile



### OAKMAN BLVD.

Although not recognized statewide or nationally, Oakman Blvd's homes were established as a City of Detroit Local Historic District in 1989.

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### OAKWOOD HEIGHTS

An industrial neighborhood across from the Rouge Plant and adjacent to the Rouge River.

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### OLD REDFORD

Home to the Redford Theater, this tree laden residential area is framed by Grand River Ave. and Lahser Road.

.22 sq. miles, 928 ppl, 4,205 ppl/sq. mile



### PALMER PARK

The neighborhood consists of stately apartment buildings as well as some single-family detached homes. The Palmer Park Apartment Building Historic District is listed on the National Register of Historic Places in 1983 with a boundary increase in 2005.

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### PALMER WOODS

The Palmer Woods Historic District was listed on the National Register of Historic Places in 1983. It also includes Palmer Park, which is shared by neighboring Palmer Park neighborhood. Most notably is the Bishop Gallagher residence, the largest home in the city.

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### PARKLAND

Often considered to be part of Warrendale to its east. It also has the largest inland park in the city, Rouge Park at 2 sq. miles.

see Warrendale





**PETOSKY-OTSEGO**

A struggling neighborhood that has many vacant properties and a poor crime rating.

2.72 sq. miles, 21,568 ppl, 7,919 ppl/sq. mile

**POLETOWN EAST**

Originally founded by Polish immigrants, fwy. construction and urban renewal projects greatly altered it in the 1950-60s. In 1981, the city used eminent domain to relocate 4,200 people in order to build a GM Assembly Plant. A lawsuit by residents failed but became a landmark case for "land use" by states.

1.00 sq. miles, 1,681 ppl, 1,674 ppl/sq. mile

**PULASKI**

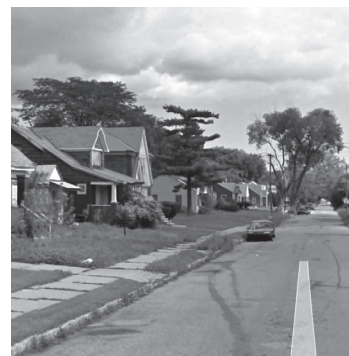
Modest single family homes.

.55 sq. miles, 4,493 ppl, 8,157 ppl/sq. mile

**RAVENDALE**

A residential neighborhood just north of Chandler Golf Course across I-94.

.49 sq. miles, 4,066 ppl, 8,294 ppl/sq. mile



### REGENT PARK

A wealthy residential neighborhood.

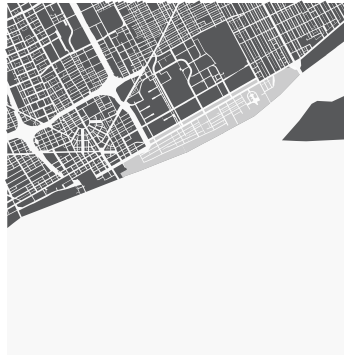
.93 sq. miles, 6,114 ppl, 6,567 ppl/sq. mile



### RIVERTOWN

A light industrial area that was negatively impacted by a proposal to build casinos. Currently new lofts and condominiums are being developed.

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### RIVERDALE

The Rouge Valley Parkway occupies a large portion of the eastern side of the Riverdale neighborhood, with mostly commercial buildings along its eastern edge and residential streets to the east of the parkway.

1.66 sq. miles, 5,574 ppl, 3,362 ppl/sq. mile



### ROSEDALE PARK

This is one of 5 neighborhoods that comprise the Grandmont Rosedale community (North Rosedale Park, Rosedale Park, Grandmont, Grandmont #1 and Minock Park). A wealthier neighborhood, the community was first developed in the 1920s and features many custom built homes.

.67 sq. miles, 3,880 ppl, 5,814 ppl/sq. mile





### RUSSELL WOODS

A wealthier neighborhood known to be home to prominent black residents.

.59 sq. miles, 5,046 ppl, 8,577 ppl/sq. mile



### SHERWOOD FOREST

Together with Green Acres, Sherwood Forest is a wealthy residential neighborhood located west of Palmer Woods.

.31 sq. miles, 1,290 ppl, 4,118 ppl/sq. mile



### SOUTHWEST

Also known as Mexicantown, Southwest is home to a growing Hispanic community and the only neighborhood to grow since the last census. It is also only one block north of the Ambassador Bridge.

1.84 sq. miles, 12,127 ppl, 6,601 ppl/sq. mile



### SPRINGWELLS

Largely residential with the historic Woodmere Cemetery bordering its western edge. It is also home to the West Vernor-Lawndale Historic Districts.

2.50 sq. miles, 23,779 ppl, 9,506 ppl/sq. mile



### STATE FAIRGROUNDS

The first official Michigan State Fair was held in 1849. In 2009, Governor Jennifer Granholm cut all funding to the Michigan State Fair and it was not held in 2010, nor is there one planned for 2011.

.33 sq. miles, 0 ppl, 0 ppl/sq. mile



### THE EYE

A typical Detroit residential neighborhood with retail along 6 mile road, which cuts The Eye in half.

.96 sq. miles, 4,151 ppl, 4,339 ppl/sq. mile



### UNIVERSITY DISTRICT

Known for its tree-lined streets, architectural variety, central location in the metropolitan area, and strong sense of community, the neighborhood is named for the University of Detroit Mercy. It gets its name from its proximity to the University of Detroit Mercy.

.63 sq. miles, 3,643 ppl, 5,785 ppl/sq. mile



### VAN STEUBAN/ OSBORNE

A residential neighborhood that saw an increase in population by 11% before 2007, which was largely due to a statistic that found 36% of its population were children.

1.46 sq. miles, 11,778 ppl, 8,050 ppl/sq. mile





### VIRGINIA PARK

It is the site of Virginia Park Estates, the second newest subdivision in Detroit (early 1990's) and Henry Ford Hospital. The overall neighborhood has begun to see revitalization in the last ten years. It is also home to the Virginia Park Historic District which was listed on the NRHP in 1982.

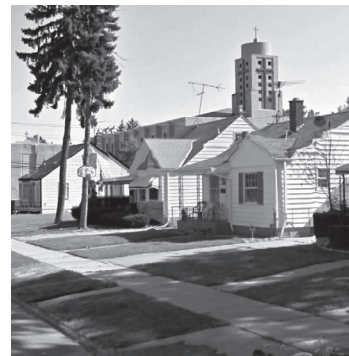
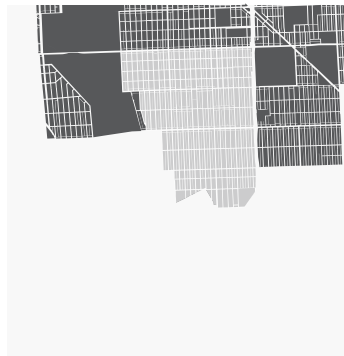
.32 sq. miles, 2,986 ppl, 9,410 ppl/sq. mile



### WARRENDALE

One of Detroit's largest neighborhoods, Warrendale borders Dearborn and Dearborn Heights and is home to many Arab immigrants. It was once predominately Polish.

2.62 sq. miles, 17,532 ppl, 6,704 ppl/sq. mile



### WAYNE STATE UNIVERSITY

Wayne State is a large University in the heart of Midtown. It is composed of several buildings to create an open urban campus that has continued as a positive presence in Detroit.

.87 sq. miles, 2,325 ppl, 2,689 ppl/sq. mile



### WEATHERBY

A largely residential neighborhood with warehouses on its northern edge that borders railroad lines.

.37 sq. miles, 2,299 ppl, 6,306 ppl/sq. mile





### WEST SIDE INDUSTRIAL

Adjacent to Downtown on the other side of the John C Lodge Fwy, this neighborhood is home to mostly industrial occupation, but its river side is location of three high rise apartment buildings and a strip of undeveloped land.

.54 sq. miles, 1,141 ppl, 2,108 ppl/sq. mile



### WEST VILLAGE

Located just west of the historic Indian Village and although primarily residential, West Village has several apartment buildings and commercial structures. It is a prime location in respect to its proximity to downtown, new Riverwalk, and Belle Isle. It was listed on the NRHP in 1980.

.50 sq. miles, 3,258 ppl, 6,548 ppl/sq. mile



### WESTWOOD PARK

A modest residential neighborhood.

.32 sq. miles, 1,460 ppl, 4,641 ppl/sq. mile



### WOODBIDGE

The Woodbridge neighborhood was originally developed between 1870 and 1920 and was placed on the National Register of Historic Places in 1980. It is one of Detroit's rapidly developing neighborhoods as nearby Wayne State University continues to grow.

.17 sq. miles, 440 ppl, 2,529 ppl/sq. mile



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